



Terry Thomas & Co

ESTATE AGENTS



4 Water Street

Carmarthen, SA31 1PY

Offers in the region of £120,000

The property is ideally situated just a short walk from the centre of Carmarthen, with public parking facilities only a stone's throw away, making it easily accessible for clients and customers alike. Several bus stops are located within a few hundred yards, with the main bus station a little further along the road. Carmarthen train station is also within walking distance—around 10 minutes away—providing excellent connectivity. Positioned on a busy pedestrian route, the property benefits from passing trade and is surrounded by a variety of established businesses. Nearby amenities include takeaways, pubs such as the Dog and Piano, Morgan's Chippy, hairdressers, dentists, butchers, and a tattoo parlour.

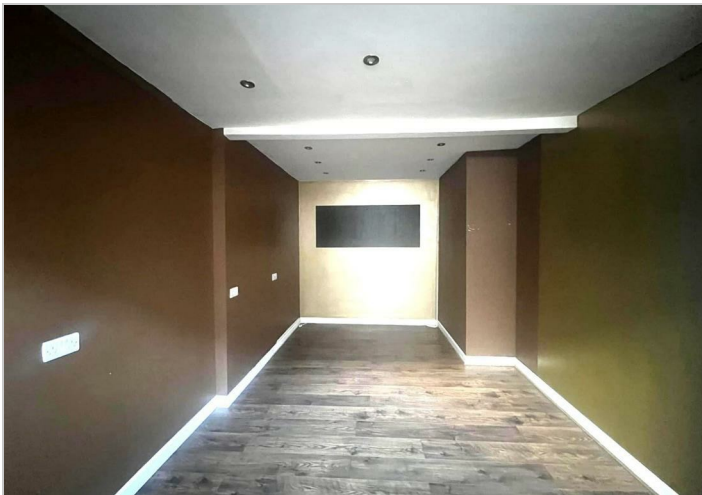
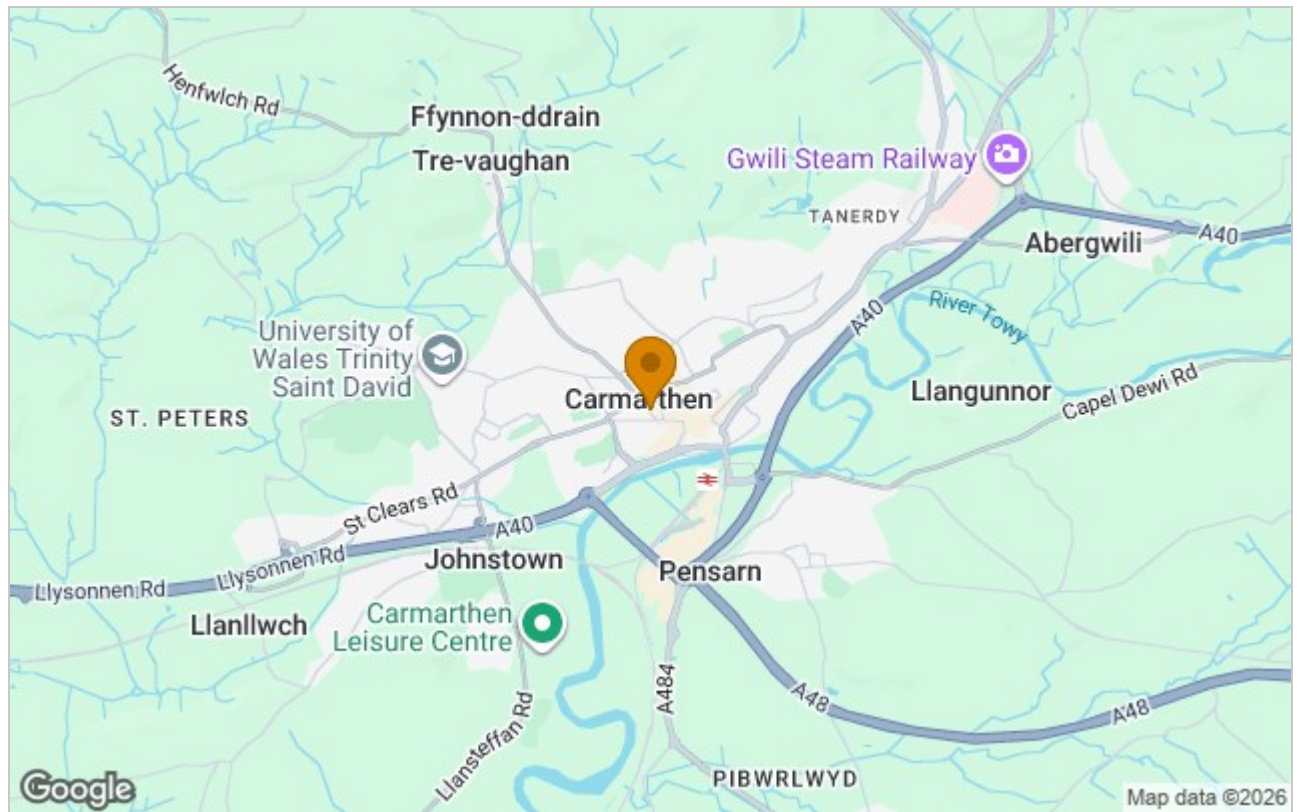
The location also enjoys close proximity to both St Catherine's Walk Shopping Centre (approx. 300 yards) and Merlin's Walk Development (approx. 300 yards in the opposite direction), home to national retailers including TK Maxx, The Works, and Argos. As the county town and administrative centre of Carmarthenshire in South West Wales, Carmarthen offers a vibrant mix of retail, services, and community facilities, making this property well-placed for a variety of business opportunities.

Viewing

Please contact our TERRY THOMAS & Co Office on 01267 235330 if you wish to arrange a viewing appointment for this property or require further information.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.