

# Terry Thomas & Co

ESTATE AGENTS



## 3 Myrddin Court Carmarthen, SA31 1DH

Mid-link house located in the heart of Carmarthen, at Myrddin Court. This property features two well-proportioned bedrooms and a comfortable reception room, making it an ideal choice for small families, couples, or individuals seeking a convenient living space.

Its central location means that you are just a short stroll away from the town centre of Carmarthen, where you will find a variety of shops, cafes, and local amenities to cater to your everyday needs.

Whether you are a first-time buyer or seeking a rental investment, this home is sure to impress. Do not miss the chance to make this house your own.

**Offers in the region of £109,500**

## 3 Myrddin Court

Carmarthen, SA31 1DH



### Lounge

14'4" x 9'9" (4.39m x 2.98m)

uPVC double glazed window to fore, electric storage heater, door through to inner hallway with stairs to first floor and further door to the kitchen/dining room.

### Kitchen/dining room

14'4" x 8'3" (4.38m x 2.52m )

Fitted base and eye level units with marbleized effect worksurface over the base unit. Stainless steel sink unit, electric cooker point, LED strip light, uPVC double glazed door leading out to the rear garden. uPVC double glazed window to rear, electric Creda storage heater, walk in pantry cupboard, plumbing for washing machine and part tiled walls.

First floor landing area with access to loft space and doors leading to both bedrooms and bathroom.

### Front bedroom 1

14'5" x 9'10" (4.40m x 3.02)

Electric Creda storage heater, uPVC double glazed window to fore and a walk in wardrobe and telephone phone point.

### Bathroom

6'7" x 5'5" (2.03m x 1.67m )

Close coupled economy flush WC, pedestal wash hand basin and a panel bath with a Galaxy power shower fitment over. Part tiled walls, uPVC double glazed window to rear and a wall mounted electric convector heater.

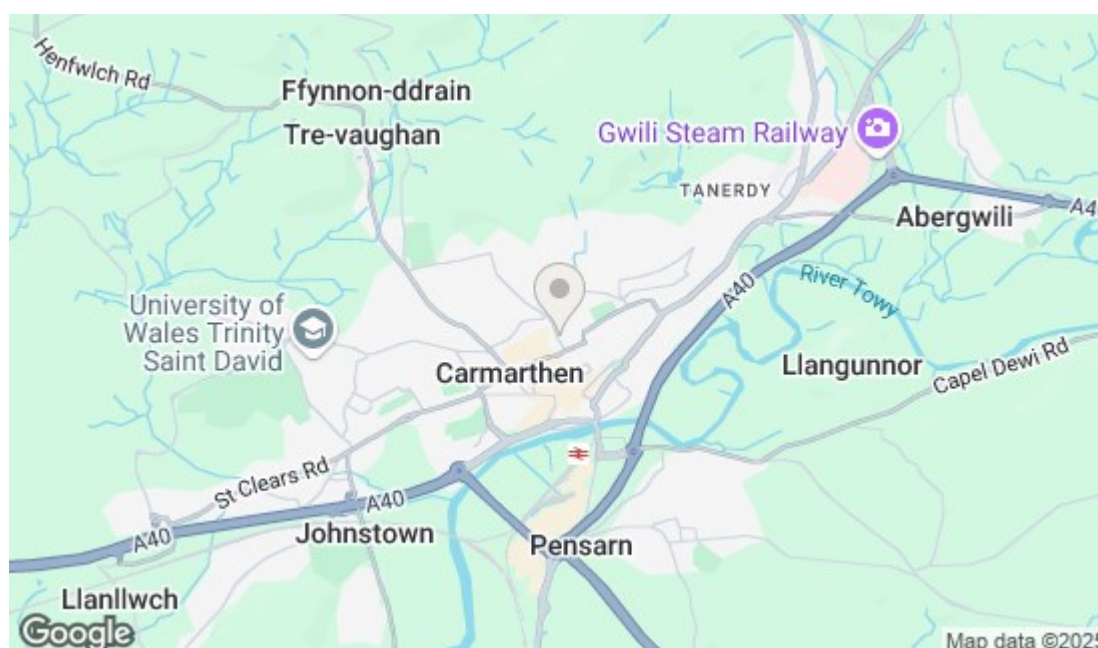
### Rear bedroom 2

8'4" x 9'8" max in to passage narrowing to 7'5" (2.56m x 2.97 max in to passage narrowing to 2.28m)

uPVC double glazed window to rear, wall mounted Creda electric storage heater, airing cupboard with Copper hot water cylinder.

### Externally

Enclosed rear garden mainly paved with a Timber garden shed and some shrubbery and foliage.









Floor Plan

**Type:** House - Mid Terrace  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains electricity, water and sewerage  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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