



## 9 Penbryn Avenue, Carmarthen SA31 3DH

£1,000 To Let

### Property Features

- 3-bedroom semi detached property
- Well presented throughout
- Enclosed rear garden
- Popular residential area
- Off-road parking for 1 vehicle
- STRICTLY NO SMOKING

### Property Summary

Rees Richards & Partners are delighted to offer this well presented, three bedroom semi detached property in the popular market town of Carmarthen, benefitting from a reception hallway, utility room, living room, dining room and kitchen. Stairs lead to the first floor with 3 bedrooms and a family bathroom. To the front, there is an entrance driveway, a paved front garden and a rear enclosed lawned garden.



## Full Details

### Accommodation

#### Entrance Porch

Tiled flooring, double glazed entrance door and side screen.

#### Reception Hall

3.81m x 2.06m (12' 6" x 6' 9")

Laminate flooring, radiator, understairs cupboard and staircase leading to the first floor.

#### Utility Room

4.75m x 2.16m (15' 7" x 7' 1")

Laminate flooring, radiator, windows to the front and rear, door to the rear and plumbing for washing machine.

#### Living Room

3.93m x 3.17m (12' 11" x 10' 5")

Wooden flooring, radiator, bay window to the front and feature fireplace.

#### Dining Room

6.14m x 3.71m (20' 2" x 12' 2")

Tiled flooring, french doors overlooking the rear garden, windows to side and a feature fireplace.

#### Kitchen

3.40m x 3.10m (11' 2" x 10' 2")

Tiled flooring, radiator, window and door to the rear, base and wall units.

### First Floor

#### Bathroom

2.56m x 2.34m (8' 5" x 7' 8")

Vinyl flooring, heated towel rail, W.C, wash hand basin, bath with shower over and shower.

#### Bedroom 1

3.73m x 3.38m (12' 3" x 11' 1")

Carpet flooring, window to rear and fitted cupboard.





### Bedroom 2

3.96m x 3.20m (13' 0" x 10' 6")

Wooden flooring, bay window to the front, radiator and fitted wardrobe.

### Bedroom 3

2.06m x 2.01m (6' 9" x 6' 7")

Carpet flooring, radiator and window to rear.

### Externally

Entrance driveway, paved front garden, south facing enclosed rear garden with a paved patio area and steps leading to a lawned garden.

### Further Information

#### Services

The property benefits from mains electricity, water, drainage and gas.

#### EPC

EPC Rating D.

#### Council Tax

Council Tax Band D  
Carmarthenshire County Council  
Approximately £2,085 for 2024/2025

#### Letting Information

Rent - £1,000 a month

Deposit - £1,250

#### Viewings

Strictly by appointment with the managing agents. Please contact Rees Richards & Partners at the Carmarthen office, 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021

Email: [christine@reesrichards.co.uk](mailto:christine@reesrichards.co.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

