



12 Furnace Road, Carmarthen, Carmarthenshire SA31 1EU

TO LET - £950 PCM

Property Features

- Available immediately - unfurnished
- 3-bedroom semi detached property
- Popular residential area within walking distance of Carmarthen town centre
- Well presented throughout with modern kitchen and bathroom
- 2 double bedrooms and 3rd single bedroom / home office, with downstairs cloakroom
- Front driveway parking for 2 vehicles plus enclosed rear courtyard garden
- Useful rear utility / storage building with side pedestrian access

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 living room, kitchen/dining room and downstairs W.C. along with two double bedrooms and a single bedroom / office, plus a modern family bathroom with driveway parking for two vehicles, plus a rear courtyard garden with useful utility / storage building.



Full Details

Accommodation

Ground Floor

Entrance Hallway

4.25m x 1.85m (13' 11" x 6' 1")
Laminate flooring, radiator, understairs cupboard housing gas central heating boiler. Storage cupboards.

Living Room

3.65m x 3.40m (12' 0" x 11' 2")
Parque flooring, radiator, window to front and feature fireplace.

Dining Area

3.45m x 3.40m (11' 4" x 11' 2")
Laminate flooring, radiator, shelving and patio doors leading to the rear. Door into WC/Cloakroom.

Kitchen

2.15m x 1.85m (7' 1" x 6' 1")
A range of base and wall units to include integrated electric oven and 4-ring hob with extractor hood above, an integrated below counter fridge, large work surface with breakfast bar area with tiled splash back, 1.5 ceramic sink and wall shelves. Plumbing for slim dishwasher.

W.C / Cloakroom

1.43m x 0.97m (4' 8" x 3' 2")
Linoleum flooring, W.C and wash hand basin.

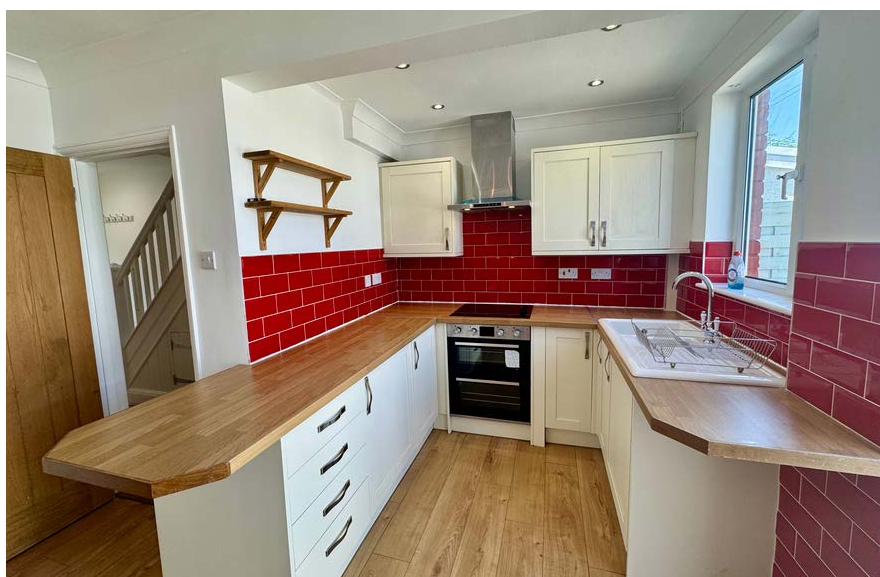
First Floor

Landing

Attic hatch.

Bedroom 1

3.40m x 3.15m (11' 2" x 10' 4")
Carpet flooring, radiator and window to front.





Bedroom 2

3.40m x 3.36m (11' 2" x 11' 0")
Carpet flooring, radiator and window to rear.

Bedroom 3 / Office

2.00m x 1.70m (6' 7" x 5' 7")
Carpet flooring, radiator and window to front.

Family Bathroom

2.15m x 1.65m (7' 1" x 5' 5")
Tiled flooring and walls, frosted window to rear, extractor fan, bath tub with electric power shower over, wash hand basin, W.C, heated towel rail.

Externally

Gravel driveway parking to the front for two vehicles with shared side entrance leading to a pedestrian gate into an enclosed patio area plus a very useful utility/store room to the rear with plumbing for washing machine and tumble dryer. Storage shelves.



Further Information

Services

We are advised the property benefits from mains gas central heating, water, electricity and drainage. None of the services have been tested.

Energy Performance Certificate

EPC Rating D (65).

Council Tax

Council Tax Band C.
Carmarthenshire County Council
Approximately £1,984.05 for 2025/2026

Letting Information

Rent - £950
Deposit - £1,000





Viewings

Strictly by appointment with the managing agents.
Please contact Rees Richards & Partners at the
Carmarthen office, 12 Spilman Street, Carmarthen,
SA31 1LQ for further information and viewing.
Tel: 01267 612021
Email: property@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

