



38 Bro Myrddin, Carmarthen SA31 3HE

£850 To Let

Property Features

- Available immediately
- 3-bedroom end-of-terrace property
- 2 reception rooms, plus rear store / utility room
- Double glazing and gas central heating system
- Enclosed courtyard to front and rear
- Ample on-street parking available
- Quiet residential area, a short walk to local conveniences and schools
- Strictly no smoking.

Property Summary

Rees Richards & Partners are delighted to present this well presented 3 bedroom end of terrace house set in a quiet residential area, very conveniently located on edge of Carmarthen town centre, and within easy access to the amenities in Johnstown, to include a Convenience Store, Primary and Secondary Schools, Leisure Centre and two Public Houses and only 0.5 miles from the A40 dual carriageway.



Full Details

GROUND FLOOR

Entrance Hallway

2.83m x 2.54m (9' 3" x 8' 4")

Double glazed front door and staircase to the first floor and a good sized under-stairs storage area. Carpet flooring.

Front Living Room

3.53m x 3.34m (11' 7" x 10' 11")

Large picture window to the front, large radiator, carpet flooring.

Kitchen

2.83m x 2.54m (9' 3" x 8' 4")

Fitted with a good quality range of kitchen units, a 4-ring ceramic hob, single drainer stainless steel sink, matching eye level units, and extractor fan. Plumbing for washing machine. Window to rear. Vinyl flooring. Storage cupboard.

Dining Room / 2nd Living Room

3.08m x 2.47m (10' 1" x 8' 1")

Window to the rear, radiator, carpet flooring.

Rear Hall

Vinyl flooring. Door to rear courtyard.

Utility / Store Room

3.01m x 1.56m (9' 11" x 5' 1")

With electrical sockets points. Shelving. Vinyl flooring, window to side.



FIRST FLOOR

Landing area

With airing cupboard.

Double Bedroom 1

3.06m x 2.69m (10' 0" x 8' 10")

Window to front. Radiator. Laminate flooring.





Double Bedroom 2

2.87m x 2.75m (9' 5" x 9' 0")
With large built in wardrobes. Window to rear. Radiator.
Laminate flooring.

Bedroom 3

2.61m x 2.06m (8' 7" x 6' 9")
Window to front. Radiator. Laminate flooring
Viessmann mains gas combi boiler for both the central
heating and domestic hot water.

Bathroom

1.70m x 1.50m (5' 7" x 4' 11")
Fully tiled and fitted with bathroom suite comprising a
panelled bath (with an electric shower over) and a
pedestal washbasin. Window to rear. Radiator. Extractor
fan. Vinyl flooring.



Separate WC

1.68m x 0.78m (5' 6" x 2' 7")
Fully tiled walls and a low level WC. Window to rear.

EXTERNALLY

Garden

To the front of the property, there is a paved courtyard
with tiered flower beds leading to the communal lawn,
while to the rear, there is an enclosed paved rear
courtyard with access to the adjacent on street parking
with ample room for multiple cars.

FURTHER INFORMATION

Letting Information

The property is available immediately.
Rent: £850 per calendar month
Deposit: £1,000

Council Tax

Carmarthenshire County Council Band B - approx.
£1,736.05 for 2025 / 2026.

Services

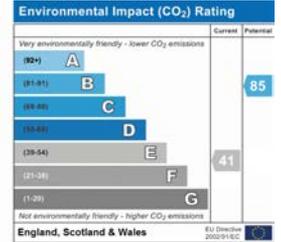
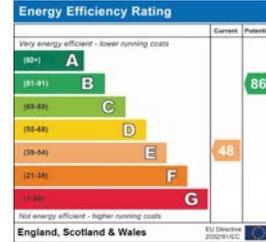
Mains water, electricity, drainage and gas. Gas central
heating and double glazing. Broadband.



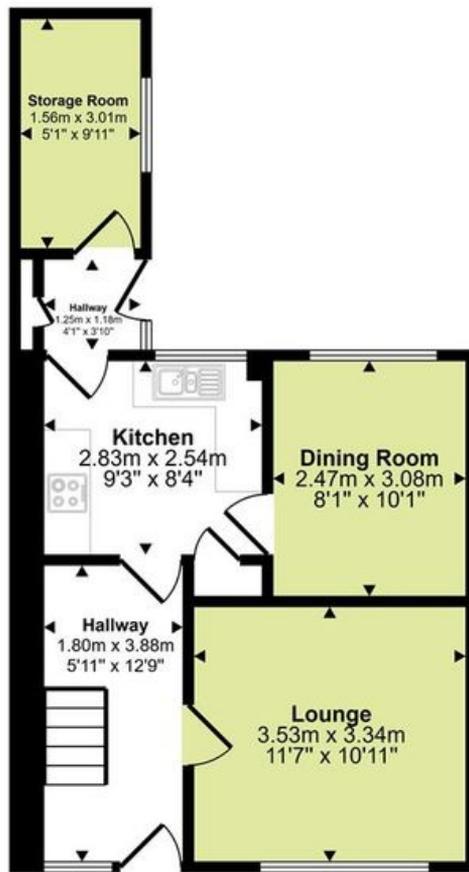


Further Information

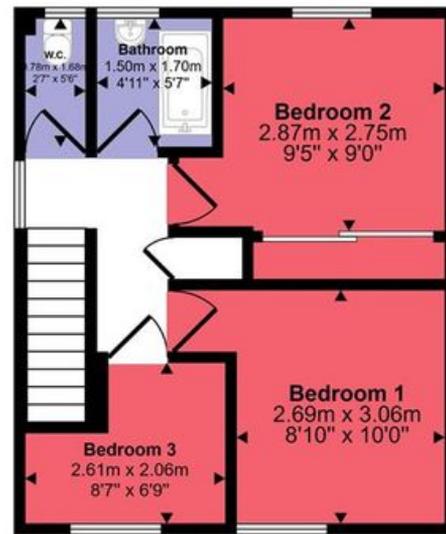
Contact our Carmarthen office for further information on 01267 612021 or property@reesrichards.co.uk



Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.