



- AVAILABLE LONG TERM.
- 3 BEDROOMS. 2 LIVING ROOMS.
- FRONT AND REAR GARDENS.
- DEPOSIT: - £1,038. EPC RATING: -.
- COUNCIL TAX: - BAND D. 2025/26 £2,264.07p.
- BAY FRONTED SEMI-DETACHED HOUSE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- AMPLE PRIVATE CAR PARKING.
- WALKING DISTANCE FIRE STATION AND TOWN CENTRE.

No 11 The Grove
Carmarthen
SA31 3JH

RENT - £900
per Calendar Month EXCLUSIVE

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TO LET - CARMARTHEN TOWN

An attractive most conveniently situated **BAY FRONDED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** situated in a sought after residential area towards the head of a small cul-de-sac within walking distance of Carmarthen Fire Station and a relatively level walking distance of 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance of 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin'.

The accommodation is set out over two floors and briefly comprises: - ENTRANCE PORCH, RECEPTION HALL, SITTING/DINING ROOM, LIVING ROOM, FITTED KITCHEN, WALK-IN UNDERSTAIRS PANTRY OFF, LANDING, BATHROOM, FITTED AIRING/LINEN CUPBOARD, **3 BEDROOMS**. Externally there is a walled forecourt garden. Side concreted entrance drive providing ample private car parking. Rear concreted patio leading to an enclosed garden that extends for a depth of approximately 60' (18.29m). GARAGE. OUTSIDE WC. OUTSIDE UTILITY ROOM. GREENHOUSE. GARDEN STORE SHED.

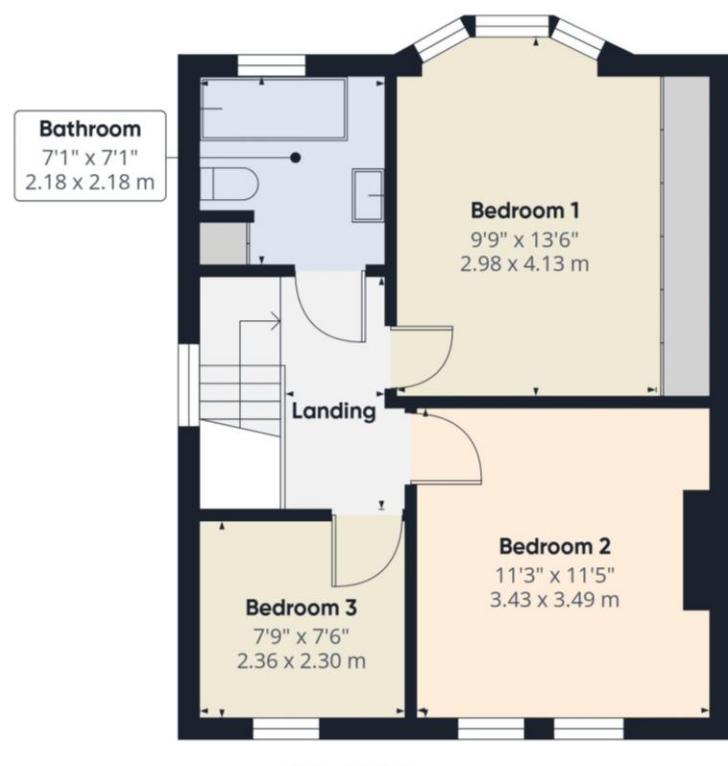
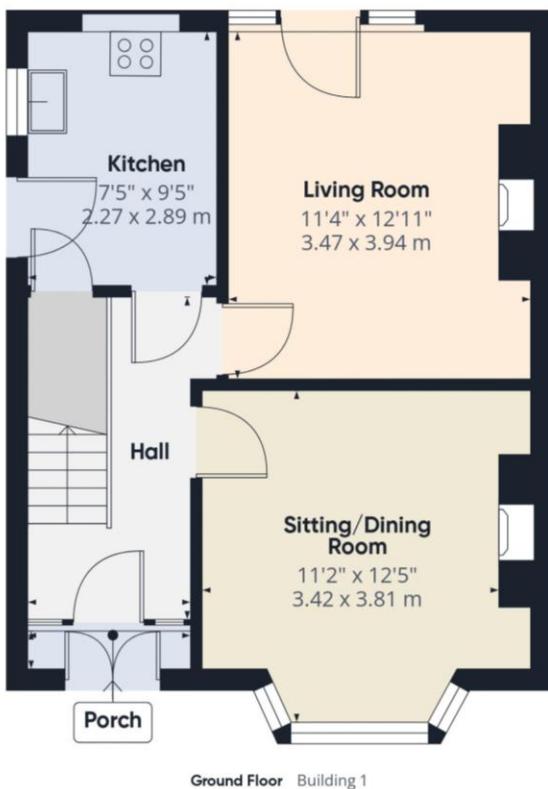
GAS C/H.

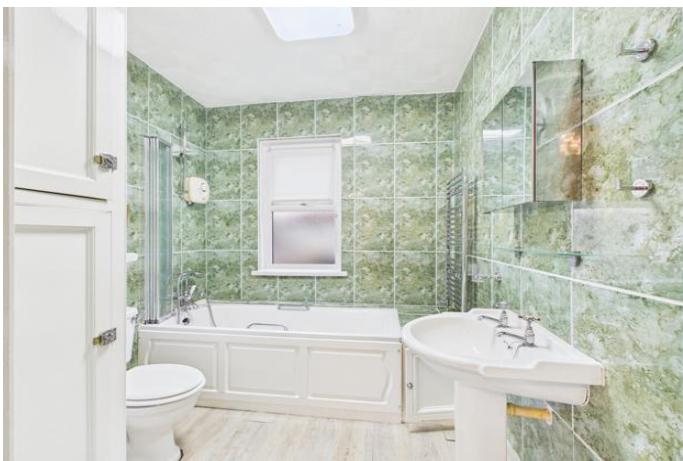
PVCu DOUBLE GLAZED WINDOWS.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £900 per calendar month **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of £1,038.00p is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' and 'Fountain Hall Terrace' **passing** the turnings for 'Glannant Road' and 'Pentrefelin Street.' **At the end of 'Fountain Hall Terrace'** and **before** the 'S' bend and turning for 'Nant yr Arian' **turn left into 'The Grove'** and the property will be found **three quarters of the way along** on the **right hand side.**

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D. 2025/26 = £2,264.07p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.02.2026 - REF: 7189