

# Cornerstones

www.cornerstonescymru.co.uk 01267 237000



## Carmarthen

, SA31 1DL

## Rental £850 pcm

3 bedroom Terraced House available Now

44 Lammas Street, Carmarthen, Carmarthenshire, SA31 3AL

info@cornerstonescymru.co.uk

01267 237000

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30

Wed 09.00 - 17.30; Thurs 09.00 - 17.30

Fri 09.00 - 17.30; Sat 09.30 - 13.30; Sun Closed

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\* Unfurnished

## Situation

A high standard 3/4 bedroom unfurnished terrace house situated within a short walk of Carmarthen town centre. Large Lounge with wood flooring and window to the front, new fitted kitchen with a range of base and wall units and ample room for dining area. Electric hob, oven and grill. Utility with plumbing for washing machine. Sorry no pets. Two double bedrooms and a single bedroom plus a study/childs room. Family bathroom with pea-shaped bath with mixer shower and screen. Gas central heating. Outside-patio and lawn area. Local Authority Permit Parking may be applied for, which is about £40 per year. Council Tax Band C. EPC Grade C. Holding Deposit £196.15. Available now.

## Accommodation

All measurements are approximate.

## Further Information

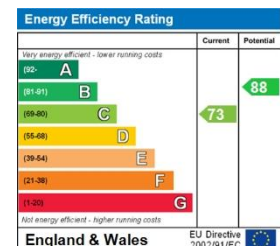
The deposit required is £981

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

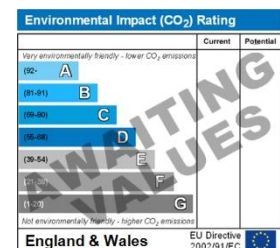
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-3189

Creation Date: 07/05/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cornerstones Cymru, 2025. Cornerstones Cymru Registered in Wales No. 6576568