

Character Property A Short Walk from Carmarthen Town Centre. Lovely Garden Area. Original Features with Gas Central Heating, Mostly D/Glazing & Large Cellar. In Need of Modernization.



13 Tabernacle Terrace, Carmarthen, Carmarthenshire. SA31 1DL.

£130,000

R/4635/NT

Character property a short walk from Town centre. 2 reception rooms and cellar area with 4 bedrooms to 1st floor and lovely cottage garden to rear. The property is in need of modernization but offers lovely high ceilings, picture rails, double glazing and gas central heating. A short walk to Town centre in a quiet cul de sac, the property offers good potential for a family, first time purchase or anyone wishing to be within walking distance of the the excellent facilities that Carmarthen Town has to offer.



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CARMARTHEN
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Location

Within easy walking distance of town centre offering National and Traditional retailers, junior and secondary schools, University, Lyric Theater and Cinema. Council offices, Dyfed Powys Police Headquarters, Fire station. Mainline train station connecting to London Paddington and Bus Staion.

Hallway

Staircase and doors to

Sitting Room



4.47m x 3.45m (14' 8" x 11' 4")

Picture rail, double glazed window to front, radiator and 2 x recess display areas.

Living Room



3.6m x 3.88m (11' 10" x 12' 9")

Double glazed window to rear, radiator and recess with store cupboard.

Kitchen



2.6m x 3.5m (8' 6" x 11' 6")

Double aspect to side and rear. Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing and space for washing machine. Radiator. Gas fire with back boiler. Rear door. Recess cupboard.

Cellar



3.5m x 3.00m (11' 6" x 9' 10") 4.3m x 3.28m (14' 1" x 10' 9")

Window to front and slate/stone slabbed floor.

Half Landing & Landing



Roof window, Front landing with door to

Bedroom



3.86m x 3.47m (12' 8" x 11' 5")

Double glazed window to rear. Radiator

Bedroom

3.1m x 4.01m (10' 2" x 13' 2")

Double glazed window to front. Radiator.



Bedroom



2.1m x 2.8m (6' 11" x 9' 2")

Double glazed window to front. Radiator

Rear Landing

Loft access and doors to

Bedroom 4



1.6m x 2.3m (5' 3" x 7' 7")

Window to side.

Bathroom



2.7m x 1.3m (8' 10" x 4' 3")

Panelled bath with shower over. pedestal wash hand basin, wc, window to rear and radiator.

Externally



Potting shed 1.23m x 3.21m. WC. Lovely lawned garden and adjoining former vegetable garden. Glasshouse.

Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Gas Heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

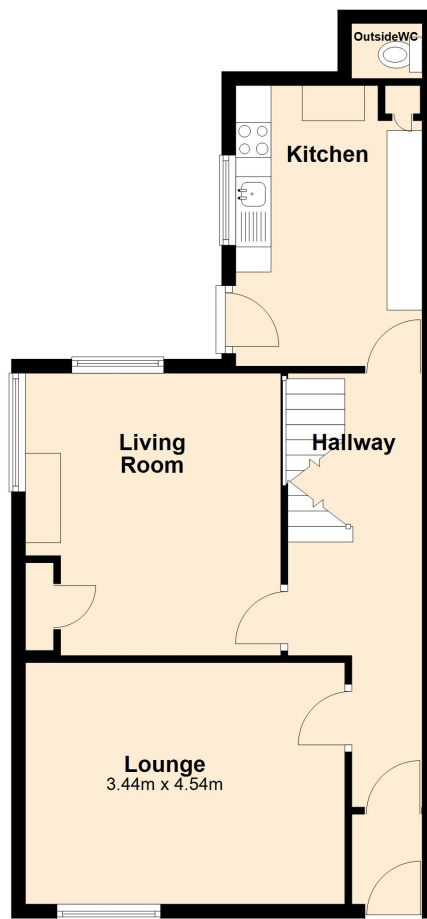
Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

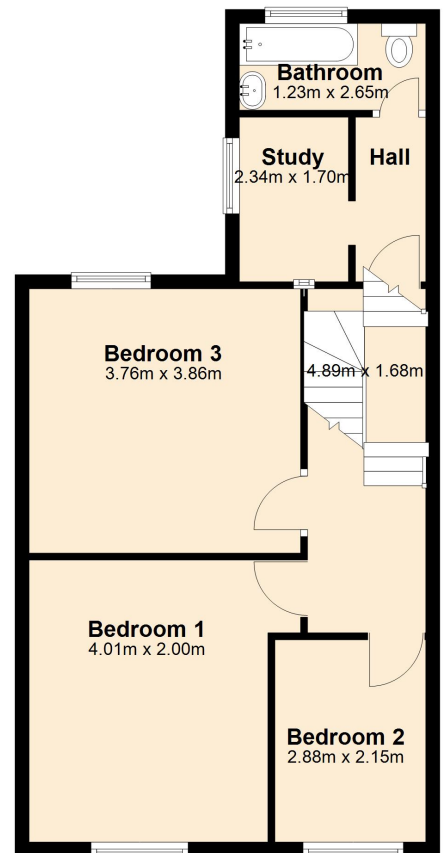
Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

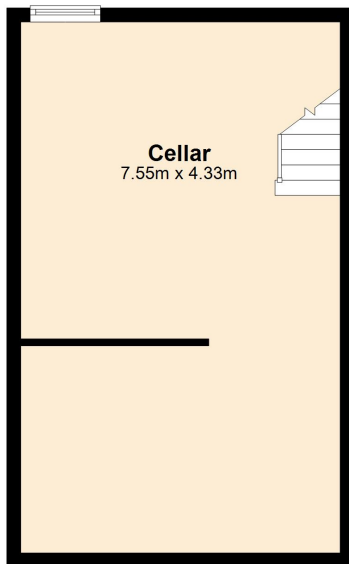
Ground Floor
Approx. 54.3 sq. metres



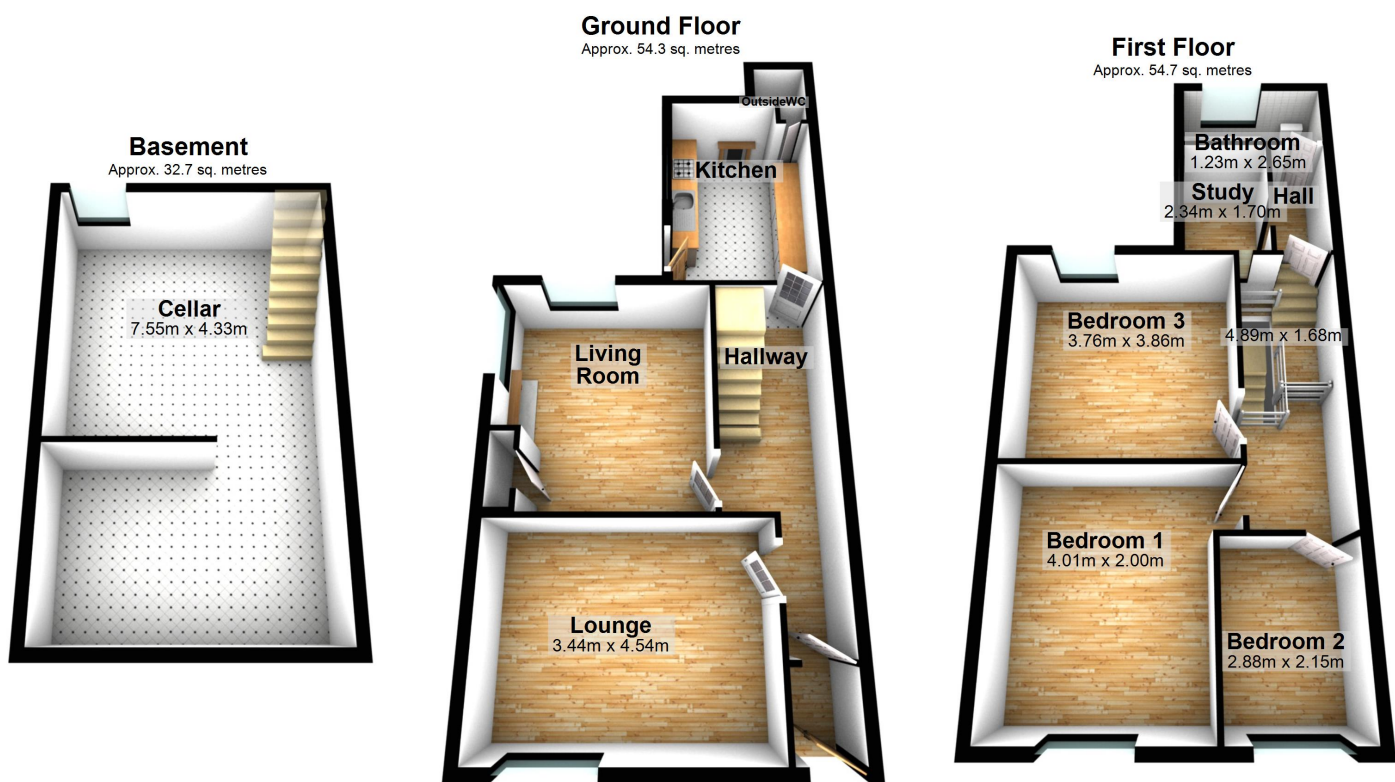
First Floor
Approx. 54.7 sq. metres



Basement
Approx. 32.7 sq. metres



Total area: approx. 141.7 sq. metres



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: On Street.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?
No

Any easements, servitudes, or wayleaves? No

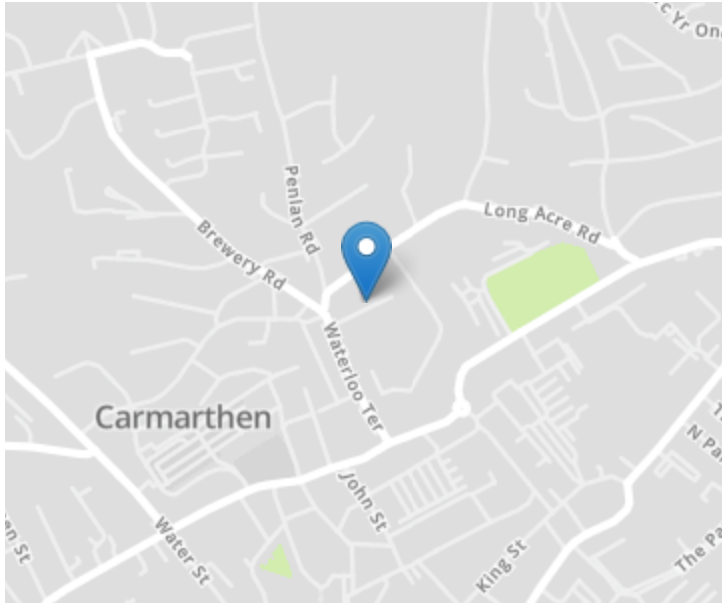
The existence of any public or private right of way? No

Mobile Signal

4G great data and voice

Construction Type


Traditional



Directions

Directions : From the office turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Pass Next and the shopping precinct and after 100 yards turn left into Waterloo Terrace. Carry on and after passing the chapel on the right turn right into Tabernacle Terrace. the property will be found after a short distance on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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