

NO ONWARD CHAIN. Large town property in need of modernisation. Ideal for family living, rental purposes and Previously as a HMO. Walking distance of Town Centre.



46 Water Street, Carmarthen. SA31 1RH.

£90,000 Offers in Region of

R/5170/NT

NO ONWARD CHAIN. Large town property in need of modernisation. Ideal for family living, rental or house multi occupancy (Previous Use). Close to town centre with good amenities. Spread over three floors with cellar also, the property offer great potential and retains some character. Two good reception rooms and large kitchen area to rear. 3 Bedrooms to first floor and loft room with shower room off. Gas central heating and double glazing. Situated between the university and town centre in a convenient and popular location.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Carmarthen town offers excellent facilities being the county town. Cinema, shops both traditional and national, market, lovely eateries, and schools. University, county council offices, Hospital, Fire Brigade and Dyfed Powys Police Headquarters.

Hallway

Radiator, staircase, understairs store room and doors to

Front Sitting Room



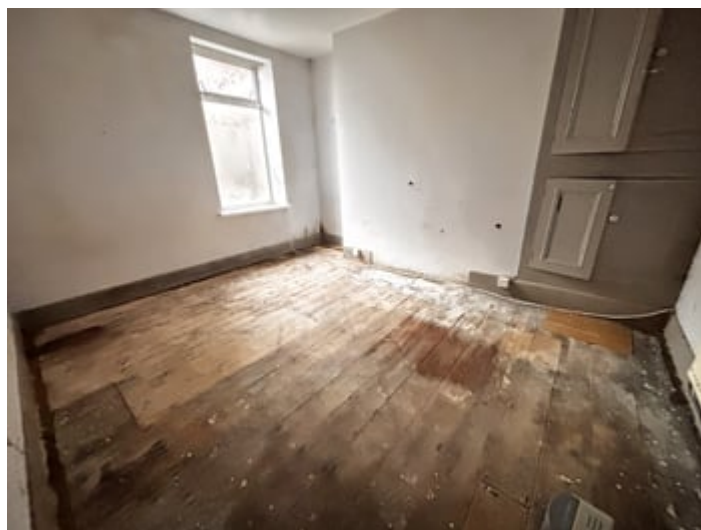
3.9m x 3.4m (12' 10" x 11' 2")

Recess with cupboard and arch. Radiator and double glazed window to front.

Living Room

3m x 3.9m (9' 10" x 12' 10")

Double glazed window to rear. Store cupboard and radiator.



Dining Room

3m x 3.4m (9' 10" x 11' 2")

Radiator, quarry tiled floor, double glazed window to side and side entrance door.



Rear Hallway

Loft access, store cupboard and door to

Shower Room

2.3m x 2.3m (7' 7" x 7' 7")

Shower cubicle, WC, pedestal wash hand basin, radiator and double glazed window to front.



Kitchen / Dining Room

5m x 4.6m (16' 5" x 15' 1")

Sky light. Range of base units with worktops over and matching wall units, stainless steel sink unit with single drainer. Radiator and tiled floor.



Landing

Double glazed window to rear. Staircase and door to

Bedroom

2.9m x 2.9m (9' 6" x 9' 6")

Feature fireplace, Double glazed window to rear. Radiator.



Bedroom

2.3m x 4.4m (7' 7" x 14' 5")

Double glazed window to front and radiator.



Bedroom

1.9m x 3.3m (6' 3" x 10' 10")

Recess store cupboard, Double glazed window to front and radiator.



Loft Room

2.5m x 3.9m (8' 2" x 12' 10")

Velux window to rear. Radiator.



Shower Room

Radiator, wash hand basin, WC, shower cubicle and velux window to rear.



Externally

Bin store area to the side / rear of the property.

Services

Mains water, gas, electric and drains with gas central heating boiler.

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.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

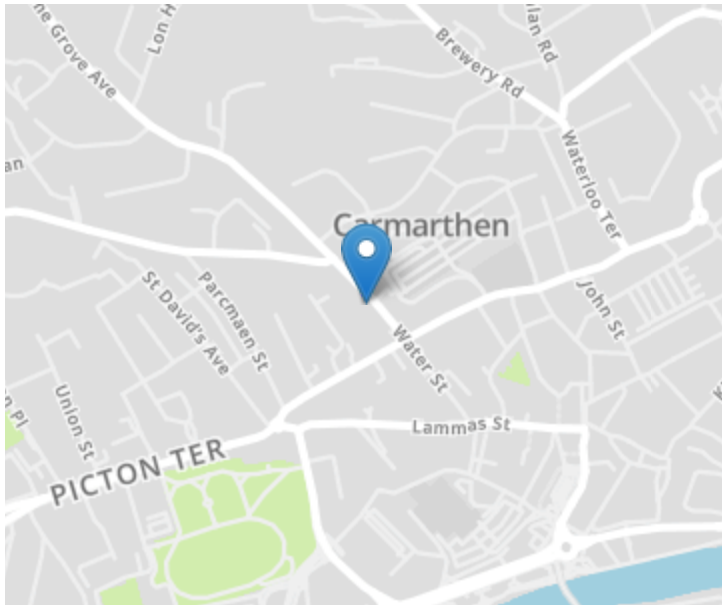
Any risk of coastal erosion? No

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



Directions

Directions : From the office carry on 50 yards and turn right into Water Street. Carry on and straight on at the traffic lights for 100 yards and the property will be found on the left hand side.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



Regulated by

RICS[®]