

28b Spilman Street, Carmarthen. SA31 1LQ.

£80,000

R/4800/NT

A short walk from town centre but nicely tucked away. Ideal first time purchase, investment property or work from home but need to be close to the offices property. Well presented property, the floor coverings to stairs, bedroom and bathroom are all newly laid. Having electric heating, double glazing and offering light and roomy accommodation.

Situated between King Street and Spilman Street edge of town centre.



LAMPETER
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
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Location

On the edge of Carmarthen Town and the property is within easy walking distance of town centre with popular eateries, Lyric theatre and cinema, council offices and offices etc.

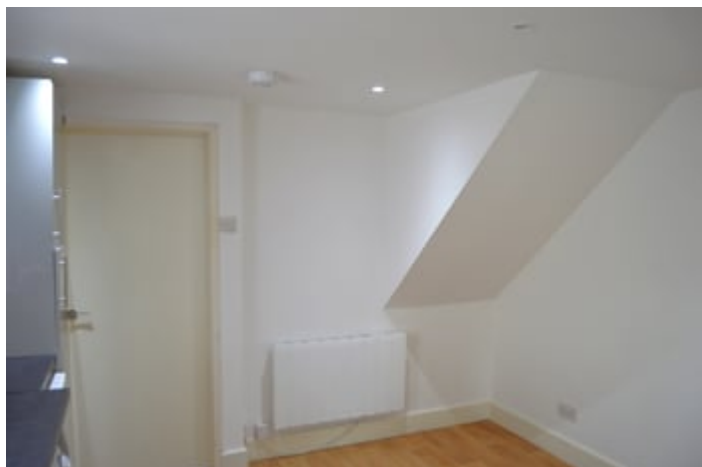
Ground floor

Accessed off Conduite Lane.

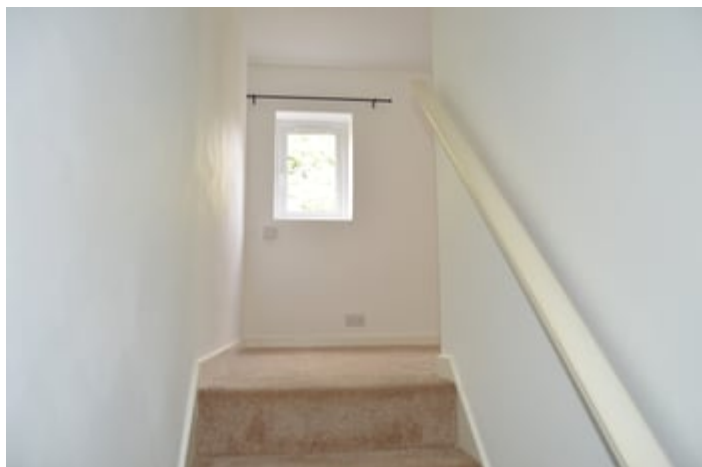
Kitchen / Living Room

3.7m x 3.4m (12' 2" x 11' 2")

Kitchen units with work top over. Sink unit, oven and hob. Window to front and side. Electric radiator.



First Floor



Bedroom

2.33m x 3.64m (7' 8" x 11' 11")

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Not Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: E (40)

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

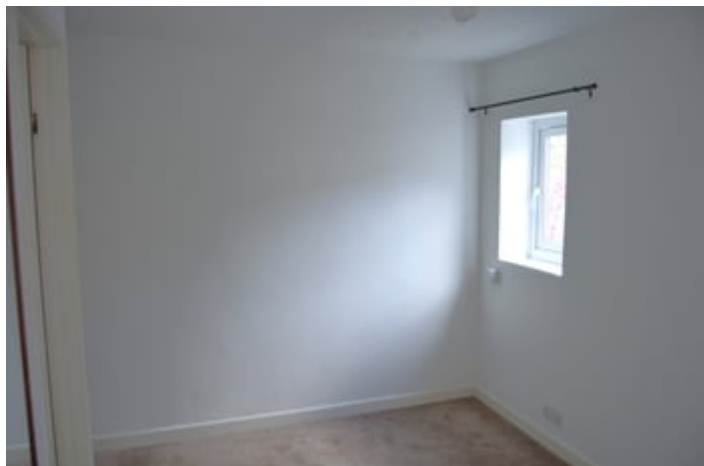
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



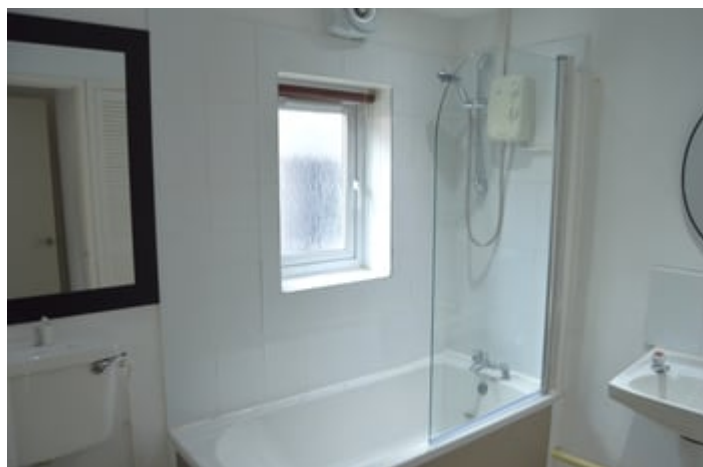
Double glazed window to front and side. Electric radiator and door to



Bathroom

1.7m x 2.2m (5' 7" x 7' 3")

Panelled bath with shower and side screen over. WC and wash hand basin.



External

Small Bin area to front



**Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and electric heating.

Tenure and Possession

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

Council Tax Band

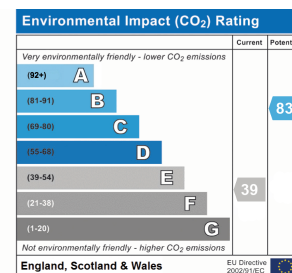
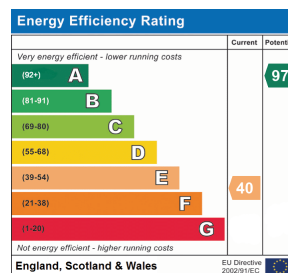
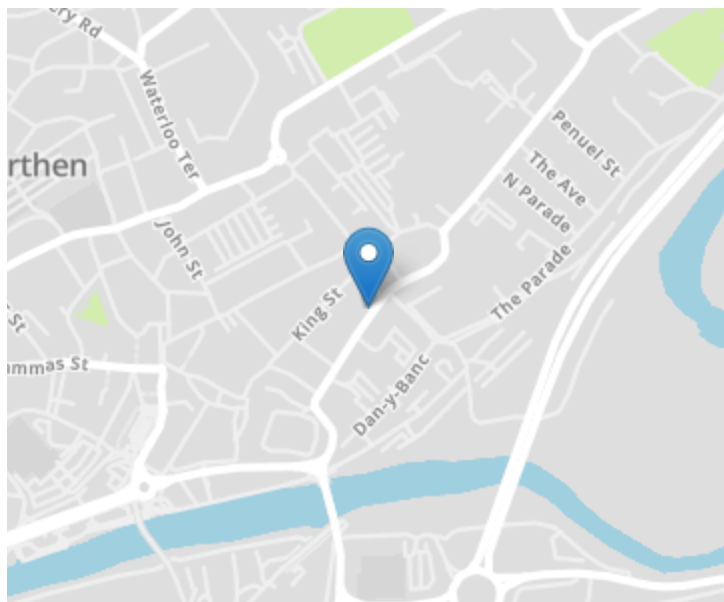
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: A.

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.

Directions

Carry on through Spillman Street and at the end having passed the council offices on the right and the entrance to the Ivy Bush Hotel at the pedestrian crossing there is a lane on the left. Turn left up the lane and the property entrance will be found on the left.



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

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