

Ideal First Time Purchase or Investment Property. Elevated with superb views, just off Town Centre. D/glazing & Gas Central Heating.



59 Belvedere Avenue, Carmarthen. SA31 1JA.

£110,000

Ideal First Time Purchasers or Investment opportunity. Good sized property with double glazing and gas central heating having an elevated location with views of Carmarthen Town and Towy Valley to fore. *** Terraced garden area to rear and traditional build with on street parking and communal garden area to front. ***

*** Situated on a mature development on the edge of Carmarthen Town which offers excellent facilities including schools, eateries and leisure facilities.***



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

Agents Comments

Traditionally built former local authority property having a elevated position with superb views to fore.

Carmarthen Town offers excellent facilities with traditional and national retailers including market. Lyric Theater, cinema, junior and secondary schools, leisure centre, bus and rail stations. Lovely eateries and park.

Hallway

Staircase, tiled floor and door to

Living Room

3.12m x 2.77m (10' 3" x 9' 1")

D/glazed window to front with views. Radiator.



Kitchen/ Dining Room

1.37/ 2.4m x 6m (4' 6" x 19' 8")

Range of base units with worktops over and matching wall units, space for cooker, stainless steel sink unit with single drainer. Plumbing for washing machine and dish washer. Rear Window and entrance door.



Sitting Room

3.1m x 2.6m (10' 2" x 8' 6")

Window to front and radiator.



Landing

Loft access and doors to

Bedroom

3.2/1.9m x 2.2m (10' 6" x 7' 3")

D/Glazed window to front with views. Radiator.



Bedroom

3.2m x 2.7m (10' 6" x 8' 10")

Gas Boiler which runs the central heating and hot water system. D/ glazed window to rear. Radiator.



Bathroom

1.4m x 1.67m (4' 7" x 5' 6")

Opaque Double glazed window to rear. Paneled Bath with shower over. Pedestal wash hand basin, radiator and separate WC.



Bedroom

4.1m x 2.7/ 3.2m (13' 5" x 8' 10")

D/ glazed window to front with views. Radiator.



Externally

Rear terraced lawned garden.



**Tenure**

We are informed that the property is freehold.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - A

Services

Mains Water, electric, gas and drains. Gas central heating boiler system.

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

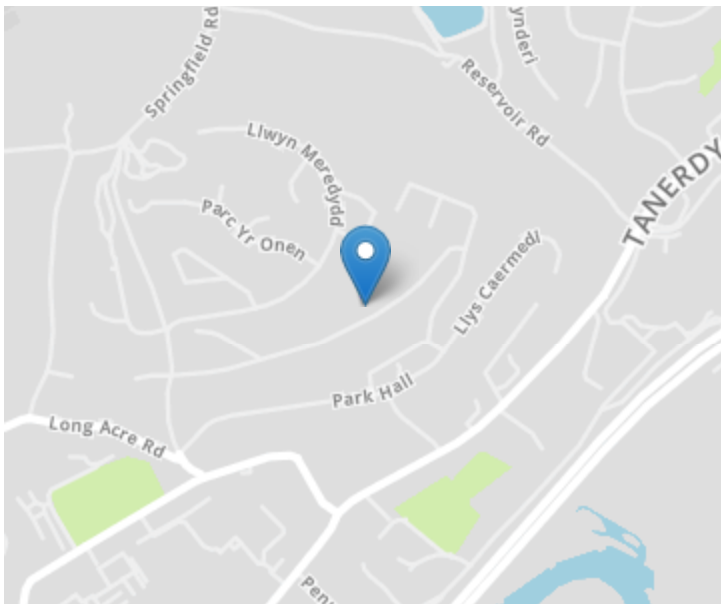
Directions


From the office in Lammas Street turn right into Water Street and at the traffic lights turn right into St Catherine Street. Carry on passing the shopping precinct and at the roundabout take the 1st junction off to the left and carry on through Barn Road, Francis Terrace and Richmond Terrace. Turn left into Capel Evan Road and continue up the hill and turn 2nd right into Belvedere Avenue. Carry on for a 100 yards and the property will be found on the left hand side shown by a Morgan & Davies for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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