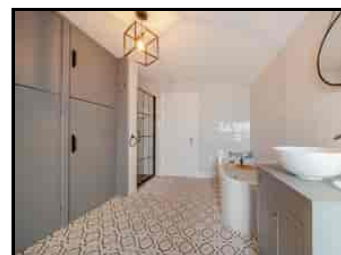


2 Bed Mid Terrace Family Home Ideal for First Time Buyers or Young Families. Large Garden to rear. VIEWING IS A MUST



33 Francis Terrace, Carmarthen. SA31 1EZ.

£130,000

R/5099/NT

Well presented 2 bedroom terrace. This family home is well presented throughout, spacious accommodation. Large garden to rear and convenient location of Carmarthen Town. Viewing Highly Recommended.



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



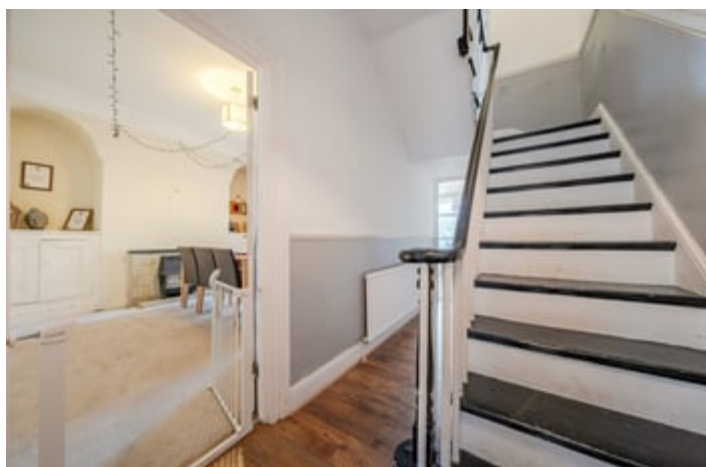
CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

Location

Carmarthen is well-connected market town. The town centre provides a comprehensive range of facilities including national retailers, independent shops, cafés, restaurants, leisure centre, and healthcare services. Strong transport links, with a mainline railway station offering regular services to Swansea, Cardiff, and London Paddington, along with easy access to the A48 and A40, connecting to the wider West Wales region and the M4 corridor beyond. Range of reputable primary and secondary schools, The town also enjoys riverside walks along the River Towy, nearby countryside, and easy access to the Carmarthenshire coastline and Brecon Beacons National Park.

GROUND FLOOR

Hallway



Dining Room



Living Room



Kitchen





Utility



W/C



FIRST FLOOR

Landing



Bedroom 1



Bedroom 2





Bathroom



Externally



Services

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

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

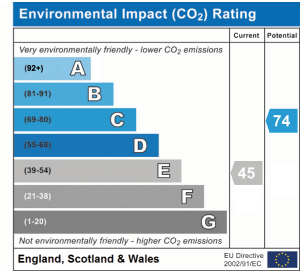
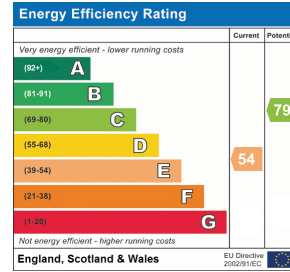
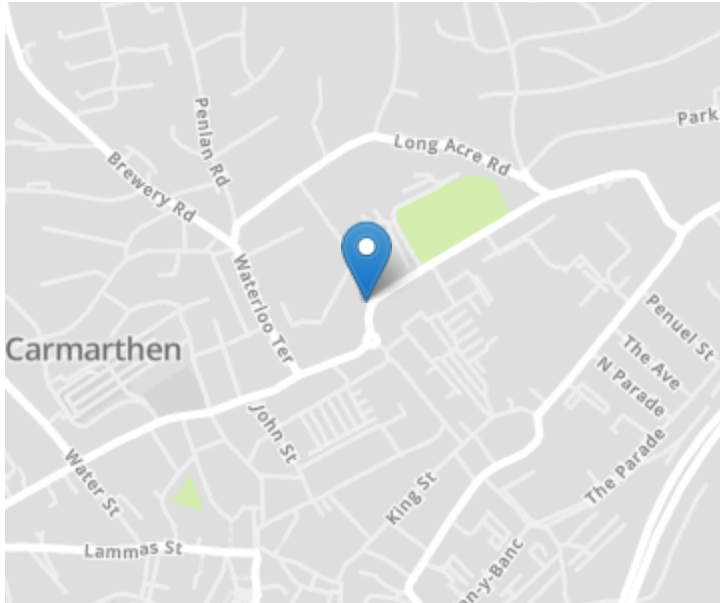
Any risk of coastal erosion? No

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



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



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