

**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, Lamas 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

Landing



W/C

Bedroom 1



FIRST FLOOR



Bedroom 2





## Bathroom



## 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.

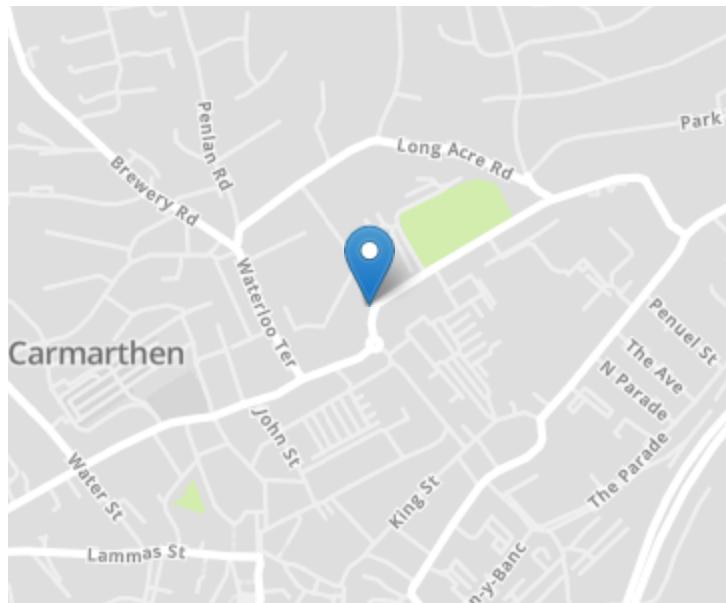
## Externally



## MATERIAL INFORMATION

---

<b>Council Tax:</b> Band C	<b>EPC Rating:</b> E (54)
N/A	Has the property been flooded in last 5 years? No
<b>Parking Types:</b> None.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> Gas.	Any flood defences at the property? No
<b>Electricity Supply:</b> Mains Supply.	Any risk of coastal erosion? No
<b>Water Supply:</b> Mains Supply.	Is the property listed? No
<b>Sewerage:</b> Mains Supply.	Are there any restrictions associated with the property? No
<b>Broadband Connection Types:</b> FTTP.	Any easements, servitudes, or wayleaves? No
<b>Accessibility Types:</b> None.	The existence of any public or private right of way? No



		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		79	
		54	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		74	
		45	

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

