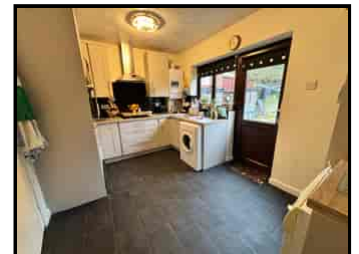


Ideal First Time Purchasers Property in a Popular Central Location. Well presented with Enclosed Garden, allocated parking close to University, Town Centre, schools & Leisure Centre.



5 Waun Burgess, Carmarthen. SA31 3JL.

£170,000

R/4415/NT

*** Ideal first time purchase or investment property. *** Well presented and in good decorative order having gas central heating, double glazing, allocated parking and low maintenance enclosed rear garden. *** The property offers good sized accommodation with a generous sized garden to front. *** Ideal central location for access to Carmarthen town with shops etc, Johnstown for schools and leisure centre and close to the University. ***



LAMPETER
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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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Location

Situated centrally between Johnstown, Carmarthen with good access. Town offers good shopping facilities with national & traditional retailers, Lyric theater and cinema, Fire station, Egin S4C Centre, University, market, bus and rail station and eateries. Secondary school and leisure centre and dual carriageway connection for the A 40 and connecting to the A 48.

Living Room

3.1m x 4.59m (10' 2" x 15' 1")

Double Glazed Window to front, radiator, staircase Entrance door and door to.



Kitchen

3.9m x 2.7m (12' 10" x 8' 10")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing for washing machine. Electric oven and 4 ring gas hob. Radiator, rear entrance door and window to rear.



Landing

Loft access and doors to :

Bedroom 1

2.9m x 2.6m (9' 6" x 8' 6")

Double glazed window to front & radiator.



Bathroom

1.65m x 1.89m (5' 5" x 6' 2")

Shower cubicle, WC, wash hand basin and radiator.



Bedroom

3.93m x 2.7m (12' 11" x 8' 10")

Double glazed window to rear and radiator.



Externally

Larger than normal lawned area to front. Allocated parking space to front. Enclosed rear garden area with low maintenance patio area and terrace area to rear.



Tenure and Possession

The property is freehold with vacant possession on completion.

Services

Mains water, electric, gas and drains. Gas central heating system.

Council tax band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - 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/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 continue to the end of Lammas Street keeping in the right hand lane. Straight on and at the roundabout turn left 1st junction. Carry on and pass Picton Monument down to the traffic lights and turn right into Jobs Well Road, carry on up the road and turn second right into Waun Burgess and turn 1st left and at the end of the cul de sac the property will be found in the far left hand corner.

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		89
(69-80) C	72	
(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 :

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