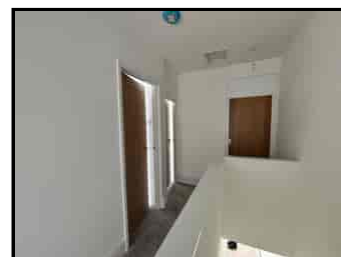


*Modernised and Decorated to an Excellent Standard. A Short Walk to Town Centre and an Excellent First Time Purchasers Property. Gas Central Heating, Double Glazed and rear Garden*



3 St Davids Street, Carmarthen. SA31 3DX.

**£160,000 Offers in Region of**

**R/4492/NT**

\*\*\* NO ONWARD CHAIN \*\*\* IDEAL FIRST TIME PURCHASE \*\*\* Modernised to an excellent standard the property is a short walk from Town Centre. Double glazed, gas central heating, new carpets and lovely kitchen. A must for an early viewing for first time purchasers wishing to get their foot on the property ladder or equally for investors. Two good sized reception rooms and 3 bedrooms and bathroom to first floor. Courtyard area and garden area to rear and situated just off the main town centre with a level walk which to excellent 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

## Location

Carmarthen Town offers excellent shopping facilities with national and traditional retailers. Junior and secondary schools, Trinity St Davids University of Wales. Popular eateries, Lyric Theater and cinema.

## Hallway

Staircase, radiators, wood style flooring and doors to.

## Front Sitting Room

3.3m x 3m (10' 10" x 9' 10")

Wood style flooring, double glazed window to front and radiator.



## Living Room

3.4m x 3.3m (11' 2" x 10' 10")

Gas flame effect fire with back boiler which runs the central heating system. Double glazed window to rear. Wood style flooring. Under stairs cupboard.

## Kitchen

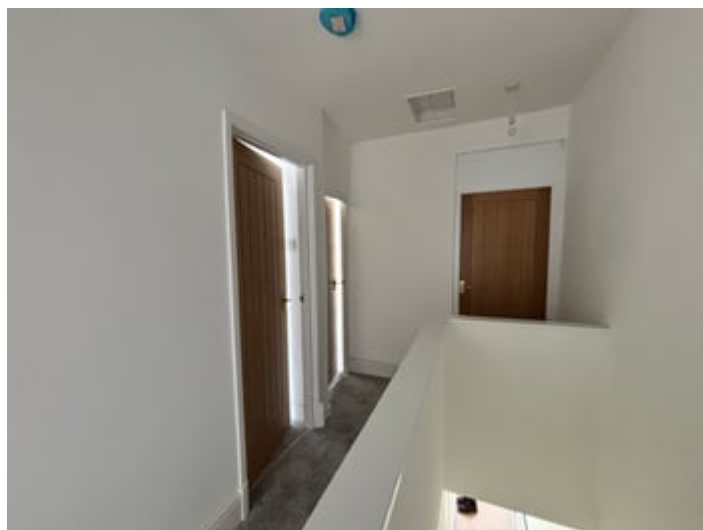
4.2m x 1.8m (13' 9" x 5' 11")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing and space for washing machine. Space for cooker with extractor fan over. Double glazed window to side and rear. Rear door. Radiator and extractor fan.



## Landing

Doors to airing cupboard and



## Bathroom

1.93m x 1.9m (6' 4" x 6' 3")

Paneled Bath with mixer tap attachment and shower over. WC, pedestal wash hand basin with courtesy mirror. Localized wall tiles. Radiator and opaque double glazed window to side.



## Bedroom 1

2.3m x 3.6m (7' 7" x 11' 10")

Double Glazed window to front. Radiator.



## Externally

Courtyard area to the rear with garden area beyond. Garden shed.

## Bedroom 2

2.5m x 2.72m (8' 2" x 8' 11")

Double glazed window to rear. Radiator.



## Bedroom 3

1.8m x 2.6m (5' 11" x 8' 6")

Double Glazed window to front. Radiator.





## **Services**

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric and 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**

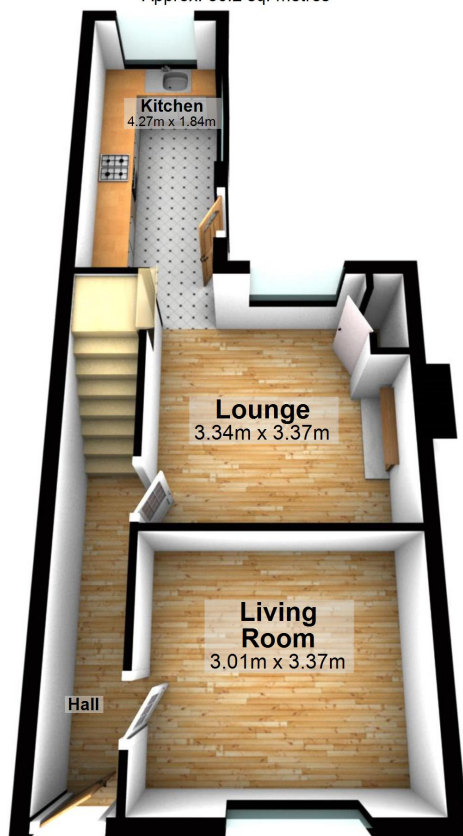
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

## **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 recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

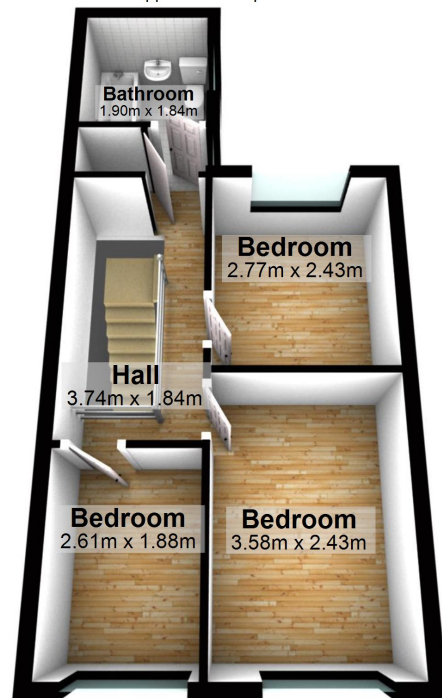
### Ground Floor

Approx. 36.2 sq. metres



### First Floor

Approx. 33.5 sq. metres



Total area: approx. 69.7 sq. metres

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** E (50)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

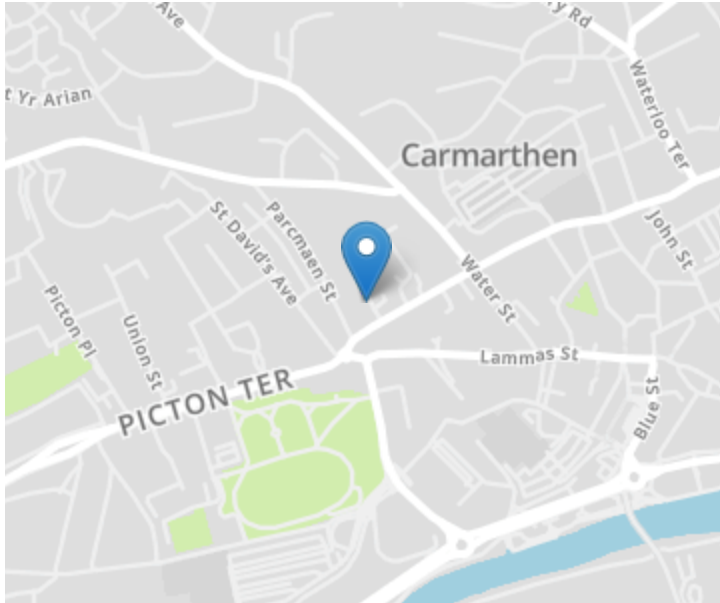
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

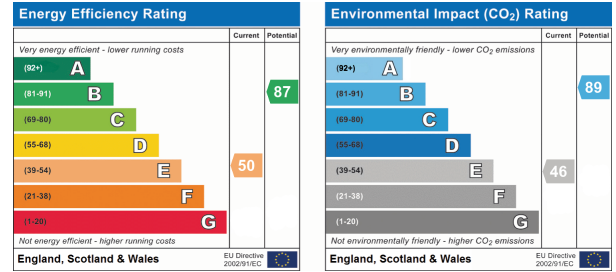
**The existence of any public or private right of way?** No



## Directions

Directions : From the office continue to the end of Lammas Street and turn right. At the roundabout take the 3rd junction off into St. Catherine Street. Carry on and turn second left into St. Davids Street. The property will be a short distance on the left hand side.

Services : Mains water, electric, gas and drains.



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

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[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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