

Regulated by:



Since 1989

*No chain. A well positioned refurbished end of terrace 3/4 bed roomed house. Carmarthen, West Wales*

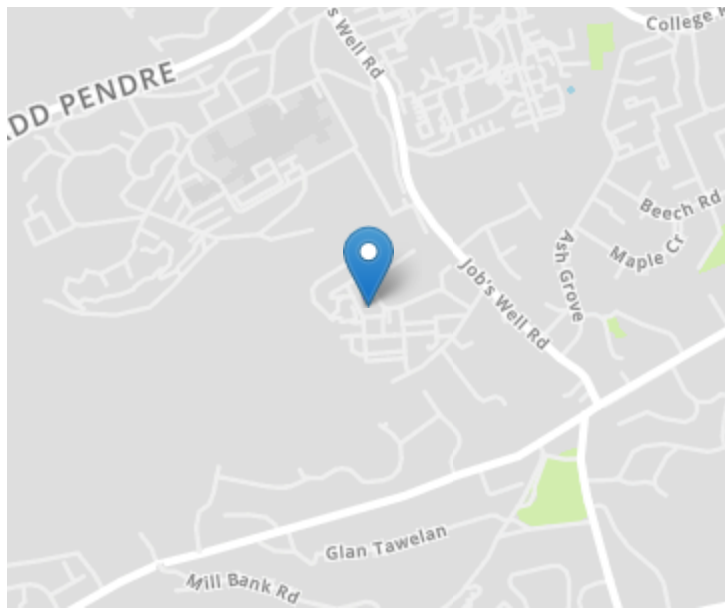


**1 Bro Myrddin, Carmarthen. SA31 3HE.**

**REF: R/3919/LD**

**£155,000**

- \*\*\* No onward chain - Priced to sell \*\*\* Popular and well positioned \*\*\* Refurbished end of terrace house
- \*\*\* 3/4 bedrooms and 2 reception rooms \*\*\* Upgraded bathroom and modern fitted kitchen \*\*\* Newly decorated throughout \*\*\* Mains gas central heating, UPVC double glazing and Fibre Optic Broadband
- \*\*\* Low maintenance with level lawned garden to the front and an extensive terrace/decking to the rear with rear Pedestrian access \*\*\* On street parking
- \*\*\* Convenient location - Close to the University and St David's Park \*\*\* Walking distance to Johnstown and Carmarthen Town Centre \*\*\* Easy access to the M4 Motorway and the Train Station
- \*\*\* A deceptive and well presented property \*\*\* Perfect for 1st Timer Buyers or Investors \*\*\* Contact us today to view



## LOCATION

Carmarthen is one of the largest urban conurbations North of Swansea and the M4. The Town offers a range of facilities and services including regional hospital, university, key employment, retail centre and excellent connectivity to national rail networks and the M4 motorway. A range of cafes, bars, restaurants, supermarkets and everything for all of your daily needs. The city of Swansea is within a 20 minute drive to the South with Cardiff being an hours drive away.

## GENERAL DESCRIPTION

Here we have for sale a well presented 3/4 bed roomed end of terrace property situated in a popular Estate on the edge of the Town of Carmarthen. The property has undergone re-decoration in recent times and benefits from a modernised bathroom and kitchen.

Externally it enjoys a large decking area with steps leading to the rear access point.

It benefits from mains gas central heating, double glazing and good Fibre Optic Broadband connection.

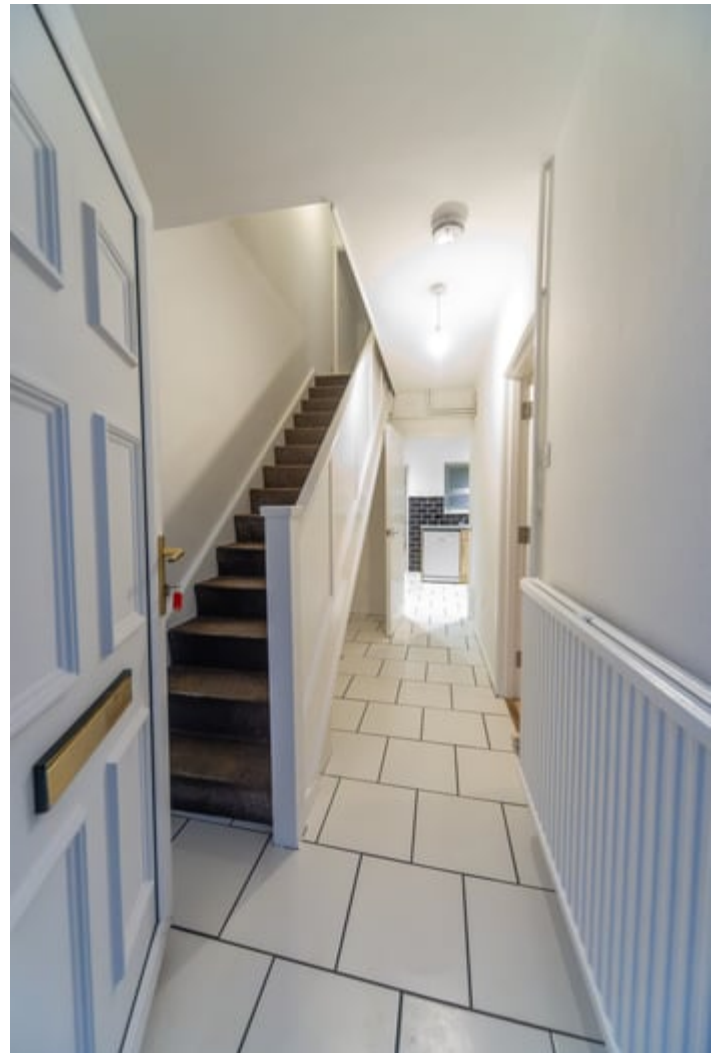
It is positioned on the outskirts of the Town of Carmarthen and is within easy level walking distance to Johnstown and Carmarthen Town itself. It is close to the University Campus and St David's Park.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With UPVC front entrance door with side glazed panel, staircase to the first floor accommodation, ceramic tiled flooring.



**RECEPTION HALL (SECOND IMAGE)****LIVING ROOM**

11' 7" x 10' 9" (3.53m x 3.28m). With radiator and laminate flooring.

**DINING ROOM/POTENTIAL BEDROOM 4**

10' 0" x 8' 2" (3.05m x 2.49m). With radiator and laminate flooring.

**KITCHEN**

9' 3" x 8' 2" (2.82m x 2.49m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel single sink and drainer unit, plumbing and space for automatic washing machine, space for electric cooker with extractor hood over, space for fridge/freezer, understairs storage cupboard, ceramic tiled flooring.



**KITCHEN (SECOND IMAGE)****REAR HALL**

With UPVC rear entrance door to the garden area.

**UTILITY ROOM**

9' 6" x 4' 6" (2.90m x 1.37m). With large worktop space, plumbing and space for automatic washing machine and tumble dryer.

**PLEASE NOTE**

Please note the White goods in the Kitchen and Utility Room are available by separate negotiation.

**FIRST FLOOR****LANDING**

With access to the loft space, airing cupboard housing the Glow Worm central heating boiler running all domestic systems within the property.

**W.C.**

With low level flush w.c.



### **BATHROOM**

A recently upgraded suite comprising of a panelled bath with brand new shower over, pedestal wash hand basin, radiator, spot lighting, extractor fan.



### **REAR BEDROOM 2**

11' 0" x 9' 5" (3.35m x 2.87m). With radiator and views over the rear garden.



### **FRONT BEDROOM 1**

10' 2" x 8' 9" (3.10m x 2.67m). With radiator.



### FRONT BEDROOM 3

8' 7" x 7' 3" (2.62m x 2.21m). With radiator and built-in single bed.



### EXTERNALLY

#### GARDEN

To the front of the property lies a level laned garden area and to the rear lies raised decking/terrace area, being low maintenance, and having a rear access pedestrian point.



**GARDEN (SECOND IMAGE)****REAR OF PROPERTY****AGENT'S COMMENTS**

A well positioned and well presented property offering deceptively spacious 3/4 bed roomed accommodation.

**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

**COUNCIL TAX**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'B'.

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Fibre Optic Broadband subject to confirmation by your Provider.

## Directions

From Carmarthen Town Centre head West on Picton Terrace and continue along this road, down Monument Hill, until you come to a set of traffic lights. Turn right at the junction and continue for 400 yards, taking the left hand turning into Bro Myrddin Estate. The property will be located thereafter on your left hand side, as identified by the Agents 'For Sale' board.

what3words will point you to where the properties lies on the map - humans.cages.locate

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 