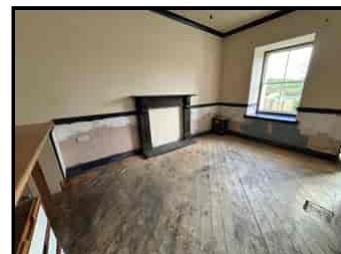


*Lovely Character Property With Large Garden and Parking Area. Views to Front and Short Walk to Town Centre. Ideal For Sole Living or First Time Purchasers. Seperate Loft Room.*



7b Old Priory Road, Carmarthen. SA31 1NP.

**£95,000 Offers in Region of**

**R/4419/NT**

\*\*\* Character property on the edge of town centre and within walking distance. \*\*\* A quiet location is enjoyed with views to fore. \*\*\* Large garden area to front of property with parking. \*\*\* The property is Grade II listed due to the History of the area and the nearby Arch. \*\*\* In need of some sympathetic modernization the property is ideally suited for first time purchasers, single occupation or rental purposes. \*\*\* Large garden area to the front of the property for parking of cars which is at a premium for that area of town. \*\*\* 1 Bedroom but also having loft room and open plan living area to ground floor. Situated on the edge of Carmarthen Town which offers excellent facilities. \*\*\*



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

## Location

Situated between town centre and West Wales General Hospital. Town offers excellent facilities including shops with national and traditional retailers. Lyric theater and cinema, lovely eateries, bus and rail stations. County Council Offices, University and Egin ( S4C) centre, Junior schools, Police headquarters and fire station. Secondary school and leisure centre at Johnstown.

## Kitchen/ Living Room

12' 1" x 14' 6" (3.68m x 4.42m)

Stainless Steel sink unit with single drainer. Electric oven 4 ring hob. Plumbing for washing machine. Sash window to front. Feature fireplace with marble surround and mantle over with slate hearth. Wooden Floor. Staircase to



## Bedroom

8' 8" x 15' 4" (2.64m x 4.67m)

Part exposed stone wall. Sash window to front. Velux style window to rear. Wooden floor.



## Bathroom

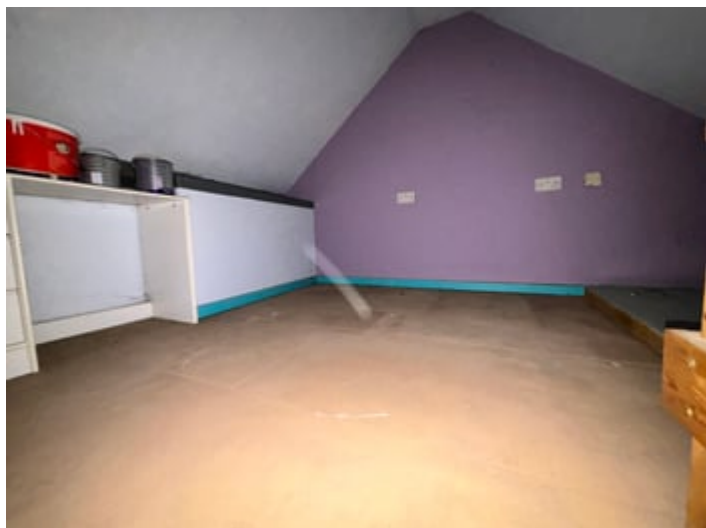


Paneled Bath with shower over, WC, wash hand basin, Localized wall tiles, extractor fan.



## Loft Room

with inset spotlights. Steps from the bedroom for access.



## Externally

Drive to the 4 cottages in a row with a large garden area to the front of the property with parking area. Partly enclosed stone wall boundary. Ideal for Sun Room/ Summer House or similar ( STP). Situated a few yards away is a small store shed.



## Listed Building

A copy of the Grade II listing is available from the selling agent or via the CADW web site.

## Tenure and Possession

We are informed that the property is of Freehold Tenure.

## Services

Mains water, Mains electric, and Mains Drainage. Telephone subject to B.T transfer regulations. Broadband subject to confirmation by your provider.

## Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Electric.

**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

**Construction Type**

Stone walls with slate roof

**EPC Rating:** E (54)

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

**Flooding Sources:**

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

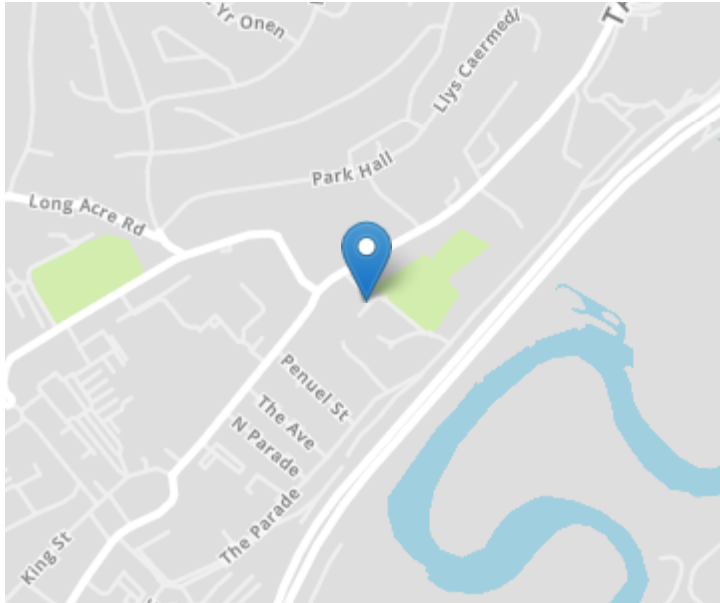
**Any risk of coastal erosion?** No

**Is the property listed?** Yes

**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?** Yes



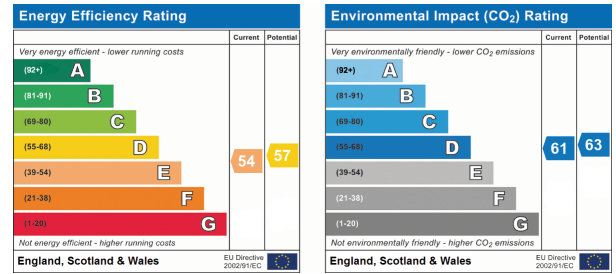
## Directions

Directions : From the office turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Carry on passing the shopping centre and continue onto the roundabout. Take the 1st junction off through Francis Terrace and Richmond Terrace. At the roundabout turn left Into Priory Street and immediately turn right into Old Priory Road, under the narrow arch and turn immediately right where the property will be found on the right.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@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](https://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.



For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
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