

FOR SALE BY PUBLIC AUCTION, Of interest to Investors, speculators, builders and First Time Purchasers. Popular location with rear entrance & garage. Needing modernization and work.



58 High Street, Abergwili, Carmarthen. SA31 2JB.

£100,000 Guide Price

R/4200/NT

TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: Circa £100,000 (plus fees). This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/wales *** Bidding will open at 12.00pm on the 29/07/2024 and will run until 31/07/2024 12.00pm

Of interest to builders, investors and speculators. Semi detached property to be sold by Public Auction. Offering 3 bedrooms, 2 reception rooms, downstairs wet room with rear access and garage. Situated on the edge of Carmarthen Town in the good community and village of Abergwili. The property is in need of renovation and modernization but offers good sized accommodation and great for family or rental occupation.

A short walk from the junior school, public houses & eateries, places of worship and Carmarthen Museum. The new cycle and walking track between Abergwili and Llandeilo will soon be with us to enjoy the beautiful countryside the Towy Valley has to offer. Carmarthen Town center is 2 miles and a mainly level walk.



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CARMARTHEN
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Agents Comments

The property offers a great opportunity for a renovation project. Abergwili village on the outskirts of Carmarthen Town. Rear access for garage and could create parking within its own boundary. Double glazing and oil central heating but modernization is required to transform the property.

A short walk from the junior school, public houses & eateries, places of worship and Carmarthen Museum. The new cycle and walking track between Abergwili and Llandeilo will soon be with us to enjoy the beautiful countryside the Towy Valley has to offer. Carmarthen Town center is 2 miles and a mainly level walk. Town offers shops with traditional and national retailers, Lyric cinema and theater, bus and rail station, cinema etc. Johnstown has a leisure center and secondary school. The village gives good access along the A 40 towards Llandeilo, Bottanic Gardens of Wales and Aberglasney Gardens also.

Hallway

Doors to

Living Room

3.6m x 4.7m (11' 10" x 15' 5")

Window to front, open fireplace with brick surround.
Radiator.



Sitting Room

3.5m x 4.7m (11' 6" x 15' 5")

Staircase, open fireplace with brick surround, window to front and radiator.



Kitchen/ Dining Room

4.9m x 2.8m (16' 1" x 9' 2")

Stainless steel sink unit with single drainer, Base unit with worktops over and matching wall units. Rear access door and window. Plumbing for washing machine, Worcester oil boiler which runs the central heating and hot water system. Space for cooker and fridge freezer.



Inner Hallway.

Door to Airing cupboard and

Wet Room

1.71m x 2.1m (5' 7" x 6' 11")

Opaque window to rear, shower cubicle, wc, pedestal wash hand basin, radiator and tiled walls.



Landing

Radiator and doors to

Separate WC

WC

Bedroom

Window to side and rear. Radiator.



Bedroom

Window to front and radiator.



Bedroom

2.05m/2.95m x 3.9m (6' 9" x 12' 10")

Window to rear and radiator.



Externally

Rear enclosed lawned garden. Rear entrance to Garage with up and over door.





Viewings

Morgan & Davies (Carmarthen) on 01267 493444.
carmarthen@morgananddavies.co.uk

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Auction Guidance.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will see the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Register to Bid and Legal Pack

We advise all parties to contact/visit

<https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

Additional Fees

Administration Charge - 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure

We are advised that the property is freehold.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is - C

Services

Mains water, electric and drains are connected. Oil boiler for the central heating and hot water system.

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.


Directions

From Carmarthen travel through Priory Street onto Tanerdy pass the garage and take the second junction off towards Abergwili at the roundabout. Travel through Abergwili Road and onto the village itself. Pass the football pitch on the right and chapel on the left and the property will be found on the left hand side shown by a Morgan and Davies For Sale board.

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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(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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