

Beautifully Modernised Character Property in the Town Center of Carmarthen. Bright and Modern Living Space With a Low Maintenance Garden to Rear. Just a Short Walk From Local Amenities. Early Viewing Recommended.



105 St Catherine Street, Carmarthen. SA31 1RF.

£130,000

R/5163/NT

**** NO ONWARD CHAIN **** A spacious, stylish and well-presented 2-bedroom mid-terrace home in Sought-after Town Center Location. Recently modernised with bright and contemporary living accommodation. Modern fitted kitchen and Double Glazed Windows throughout. Good broadband connectivity. Ideal for first-time buyers or investment purchasers. Low maintenance, enclosed garden area to rear. Within a short walk of the Town Center, local schools and university, Glangwili General Hospital, supermarkets and more. Excellent commuter links via National Rail and public transport networks. Located in the popular market town of Carmarthen. **EARLY VIEWING RECOMMENDED.**



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 is a vibrant and historic market town offering an excellent range of amenities to suit everyday needs. The town provides a variety of well-regarded primary and secondary schools, along with further education facilities including the University of Wales Trinity Saint David. Glangwili General Hospital located on the outskirts of the town. There are numerous supermarkets, independent shops, cafés, restaurants and leisure facilities, making it a convenient and desirable place to live. The town also benefits from excellent transport links, including a mainline railway station and regular bus services, providing easy access to Swansea, Cardiff and beyond.

Ground Floor

Entrance Hallway

Quarry tile flooring laid in a herringbone pattern. A partially stain glass door divides the hallway into two sections. Useful under-stairs storage and door to



Living Room

3.063m x 2.804m (10' 1" x 9' 2")

Carpet flooring, vertical radiator and former fireplace recess. Useful storage cupboard, double glazed window to the front, oak door, TV point and power sockets and high ceilings. Attractive alcoves to either side of the former chimney breast.



Dining Room

3.096m x 3.190m (10' 2" x 10' 6")

Wood-effect laminate flooring herringbone pattern and high ceilings, creating a bright and spacious feel. Vertical radiator and ample power sockets, with an original fireplace complemented by alcoves to either side of the chimney breast. Step leads up to a door providing access to the rear garden area.



Kitchen

1.864m x 5.353m (6' 1" x 17' 7")

Galley-style kitchen with laminate flooring, bright and airy space with two double glazed windows to rear. Range of base units with worktops over, stainless steel sink and drainer, radiator and space for a cooker and white goods. Door to



Bathroom

1.614m x 1.515m (5' 4" x 5' 0")

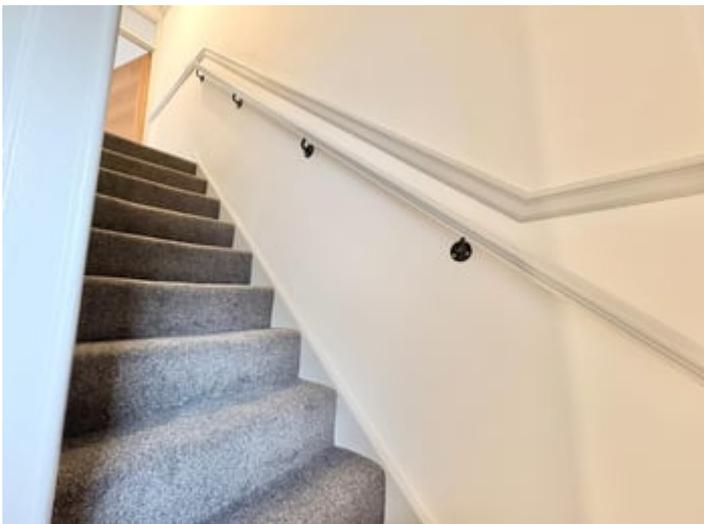
Laminate flooring and marble-effect splash back walls. Hand wash basin, W/C, and a bath with wall-mounted shower attachment. Heated towel rail, in-wall shelving, extractor fan, and a frosted window to the rear. Oak door



First Floor

Staircase & Landing

Carpet throughout and handrail.



Bedroom 1

2.743m x 2.858m (9' 0" x 9' 5")

Carpet flooring, double glazed window to the rear, radiator, and high ceilings. Power sockets, a built-in wardrobe with storage over and a large storage area above the staircase. Oak door.



Bedroom 2

3.698m x 2.967m (12' 2" x 9' 9")

High ceilings, carpet flooring and double aspect to front.

Radiator, TV point, ample power sockets and built-in wardrobe with storage over. Oak door



Externally

From the dining room, a door leads out onto a small courtyard area, with steps rising to a low-maintenance garden laid with chippings. The garden is enclosed by fencing and continues around to the rear of the property a private and practical outdoor space.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and is vacant with no ongoing chain.

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 Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Construction Type

Traditional

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

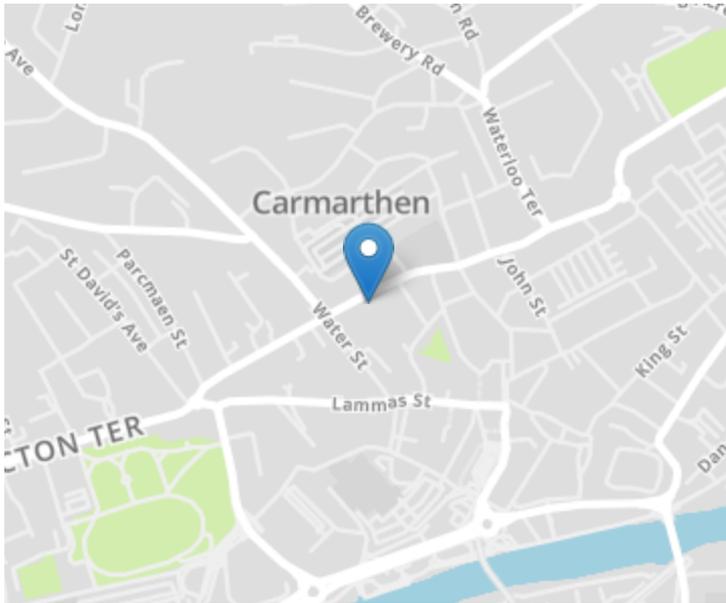
Any risk of coastal erosion? No

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 turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Carry on and the property will be found on the right hand side.

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

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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