

**** NO ONWARD CHAIN ** Spacious Property A Short Walk From Carmarthen Town Centre. Double Glazed Windows and Gas Central Heating, Well Presented & In Good Decorative Order. Yard Area & Bin Yard. MOTIVATED SELLERS !!**



33 St Catherine Street, Carmarthen. SA31 3DY.

£125,000

R/4627/NT

A spacious property, Ideally suited for first time purchasers or investment purposes. With double glazing and gas central heating. Small yard to rear and open plan living area with separate kitchen / Dining area. In need of sympathetic modernization, early viewing is recommended. A short walk from Carmarthen Town Centre, Carmarthen is the County Town offering excellent facilities, Lyric Theatre, eateries etc.



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CARMARTHEN
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Location

Walking distance of town centre offering most facilities. Market, traditional and national retailers, council offices, S4C Egin Centre, University, cinema and Lyric Theatre, schools and eateries. Johnstown village is a mile with secondary school and leisure centre.

Living Room

3.1m / 4.04m x 6.47m (10' 2" x 21' 3")

Gas flame effect fire. 2 x Radiators, double glazed window to front, staircase and understairs store area. Door to.



Kitchen

2.79m x 5.46m (9' 2" x 17' 11")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Space for cooker and extractor fan over. Double glazed window to rear. Gas boiler which runs the hot water and central heating system. Window to side and side entrance doorway.



Half Landing & Rear Landing

Door to

Bathroom

2m x 2.75m (6' 7" x 9' 0")

Opaque double glazed window to side. WC, Pedestal wash hand basin, Panelled bath with mixer tap and shower attachment and side screen over. Radiator.



Bedroom 1

3.47m x 3m (11' 5" x 9' 10")

2 x Double Glazed Window to front. Radiator and Fitted wardrobe.



Bedroom 2



2.3m x 3.1m (7' 7" x 10' 2")

Double glazed window to rear. Radiator and fitted cupboard.

Bedroom 3



2.5m x 2.55m (8' 2" x 8' 4")

Double glazed window to rear. Radiator.

Externally

Rear Yard area and side covered area.



Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage, Gas Heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

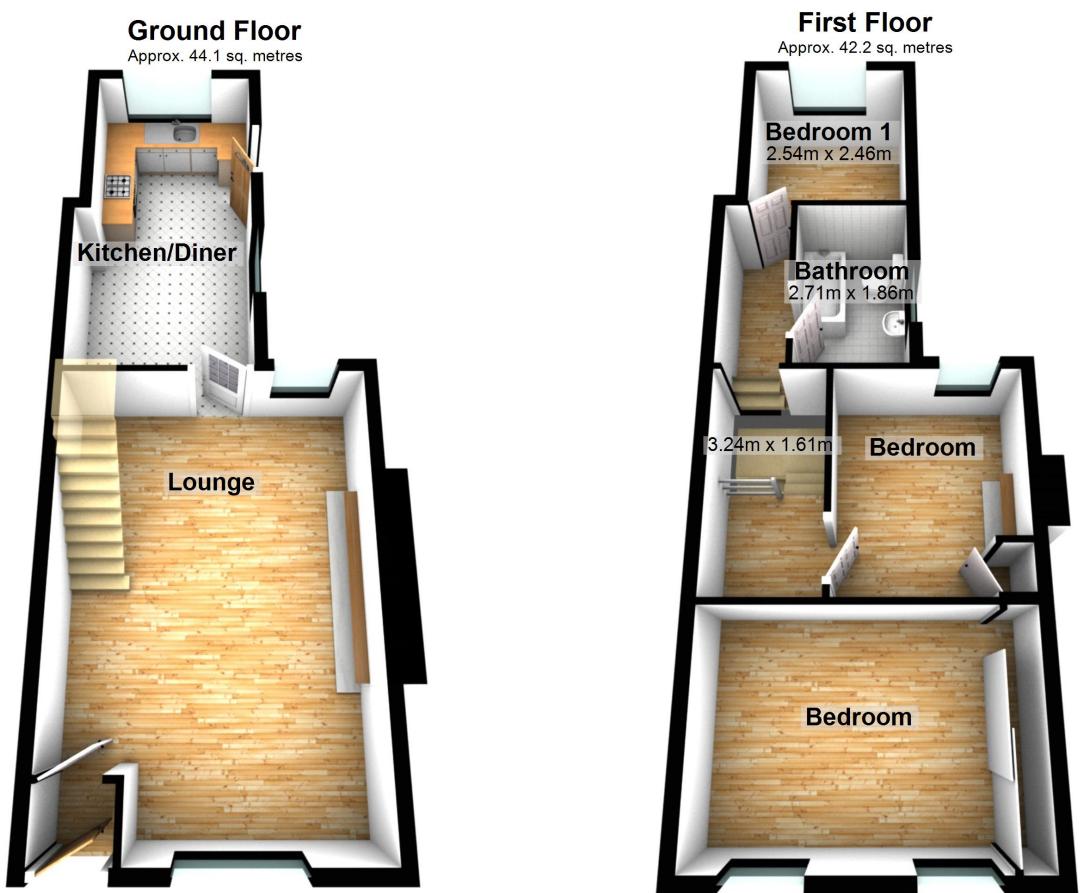
Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Total area: approx. 86.4 sq. metres

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

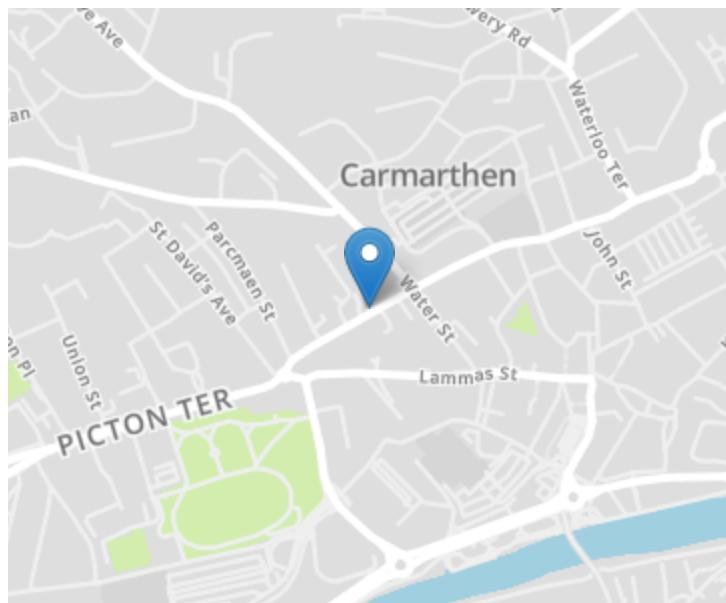
Any risk of coastal erosion? No

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



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |
| | | |

Directions

Direction : From the office turn right into Water Street and at the traffic lights turn left into St. Catherine Street. Carry on and the property will be found on the right hand side. Opposite Cawdor Cars Garage.

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

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