

Town centre location. Suitable for investment, first time purchasers or a quiet location working from home person needing to be close to town centre. Well presented and in good decorative



28b Spilman Street, Carmarthen. SA31 1LQ.

£74,950

R/4800/NT

A short walk from town centre but nicely tucked away. Ideal first time purchase, investment property or work from home but need to be close to the offices property. Well presented property, the floor coverings to stairs, bedroom and bathroom are all newly laid. Having electric heating, double glazing and offering light and roomy accommodation.

Situated between King Street and Spilman Street edge of town centre.



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CARMARTHEN
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Location

On the edge of Carmarthen Town and the property is within easy walking distance of town centre with popular eateries, Lyric theatre and cinema, council offices and offices etc.

Ground floor

Accessed off Conduite Lane.

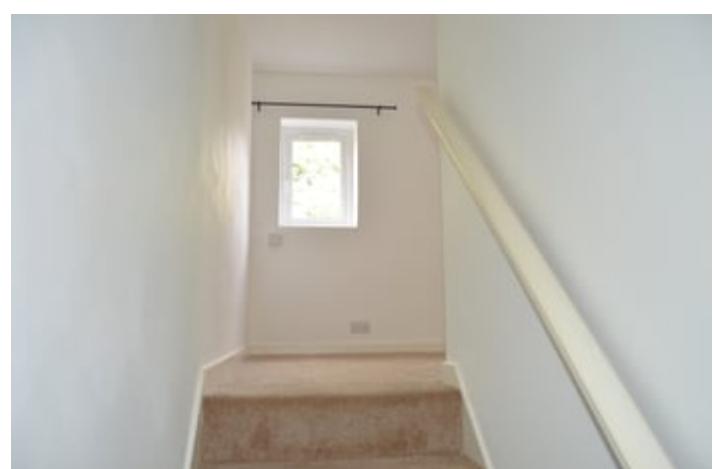
Kitchen / Living Room

3.7m x 3.4m (12' 2" x 11' 2")

Kitchen units with work top over. Sink unit, oven and hob. Window to front and side. Electric radiator.



First Floor



Bedroom

2.33m x 3.64m (7' 8" x 11' 11")

Double glazed window to front and side. Electric radiator and door to



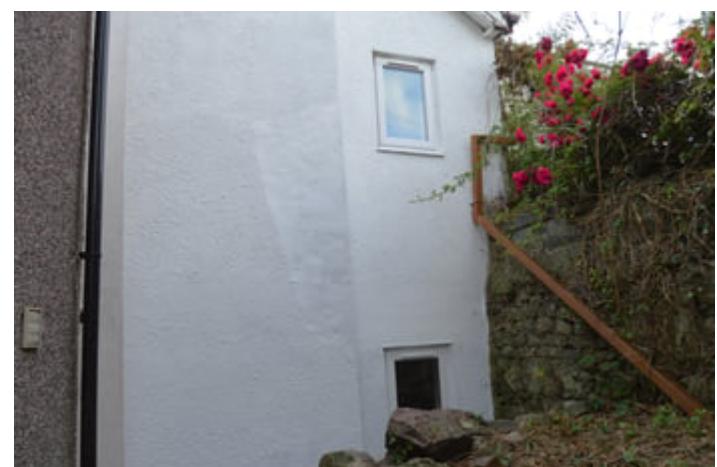
Bathroom

1.7m x 2.2m (5' 7" x 7' 3")

Panelled bath with shower and side screen over. WC and wash hand basin.



External



Small Bin area to front



Services

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

Tenure and Possession

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

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: A.

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 A

N/A

Parking Types: Not Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (40)

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

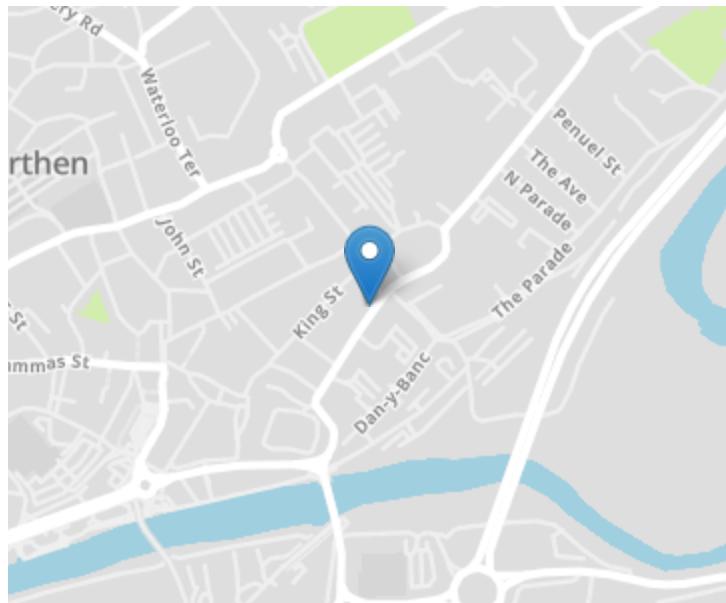
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Construction Type

Traditional



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Directions

Carry on through Spillman Street and at the end having passed the council offices on the right and the entrance to the Ivy Bush Hotel at the pedestrian crossing there is a lane on the left. Turn left up the lane and the property entrance will be found on the left.

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

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