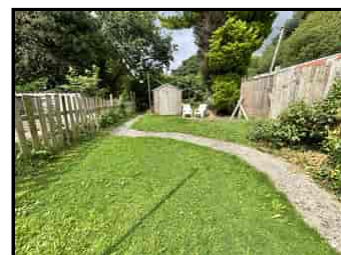
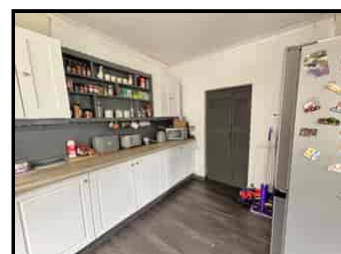


*Large Garden. Character Property in Popular Location Close to Town Centre and Hospital.
Retaining Character & Charm With Spacious Accommodation. Viewing is Highly Recommended.*



90 Priory Street, Carmarthen. SA31 1NU.

£160,000

R/4827/NT

Character property with spacious accommodation. Close to the amenities of Town and Hospital. A lovely character home offering spacious rooms with high ceilings, original fireplaces and also having a large garden area to the rear of the property, great for grow your own and self sufficiency or just to enjoy and let the dog run wild. The property is spread over three floors with the loft room / Bedroom 3 accessed via an original staircase. 2 Lovely reception rooms the property is an ideal investment or first time purchase or someone looking to be close to the superb amenities that Carmarthen offers.



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 Town offers excellent facilities which include schools and leisure facilities. Eateries, Lyric Theatre and cinema. Council offices, park, Dyfed Powys Police Headquarters, Fire Brigade and University. West Wales Glangwili hospital is a level walk, bus and mainline train stations are also nearby.

Hallway

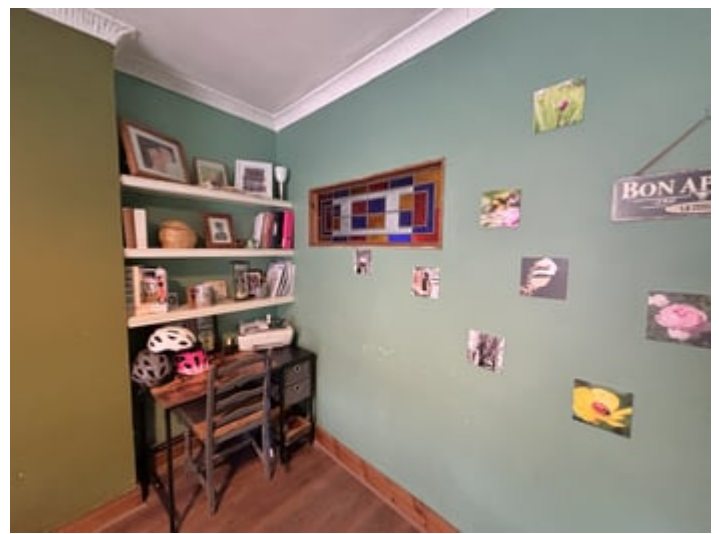
Opening out to

Dining Room

4.41m x 4.10m (14' 6" x 13' 5")

Radiator. Recess shelved area. Wood style flooring.

Teature stained glass window. Double glazed window to front



Living Room

3.15m x 4.21m (10' 4" x 13' 10")

Feature fireplace, staircase, Radiator, Feature stained glass window. Recess shelved area. Wood style flooring.



Kitchen / Breakfast Room

4.82m x 3.61m (15' 10" x 11' 10")

Range of base units with worktops over. One and a half bowl stainless sink unit with single drainer. Electric oven and 4 ring gas hob. Display shelves, plumbing for washing machine. Vaillant gas boiler. Double glazed window to side and rear. Rear Door.



Half Landing

Door to

Bathroom

2.69m x 3.47m (8' 10" x 11' 5")

Victorian style Roll top bath with mixer tap and shower attachment. Shower cubicle and WC. Pedestal wash hand basin. Opaque double glazed window to side and rear. Radiator and wood style flooring.



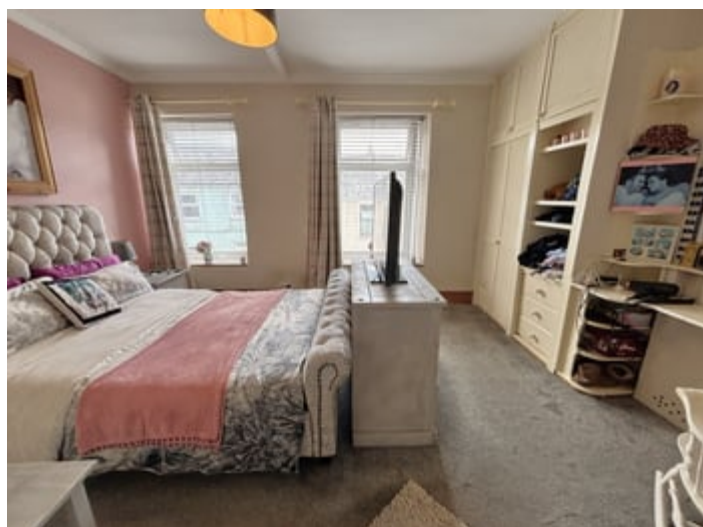
Landing.

Store cupboard, staircase and doors to

Front Bedroom

4.60m x 4.50m (15' 1" x 14' 9")

Fitted wardrobe and shelved area. Radiator and 2 x double glazed windows.



Rear Bedroom

3.1m x 3.68m (10' 2" x 12' 1")

Tilt and turn Double glazed window to rear. Radiator.



Loft Bedroom 3

4.86m x 5.58m (15' 11" x 18' 4")

2 x Velux windows to rear. Radiator. The bedroom is accessed via a original staircase which may not be to todays building regulation standard.



Large Rear Garden

Patio area to rear with garden shed. Large garden area being level and lawned. Opening out to a larger garden area beyond. Ideal to run the dog or for the children play area.





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 will be vacant on completion.

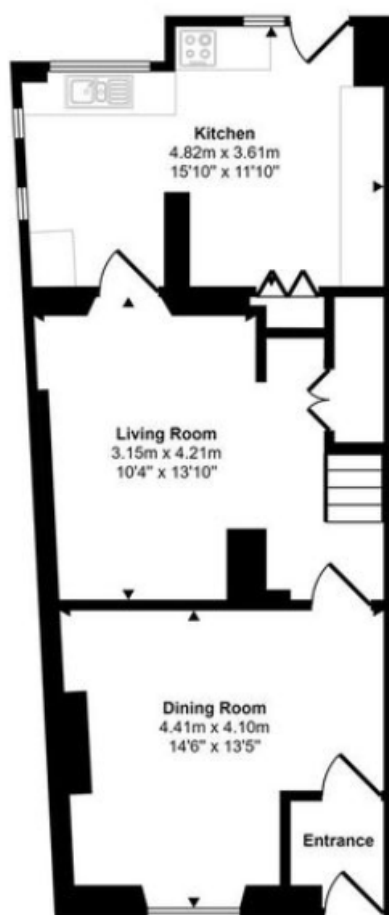
Council Tax Band

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

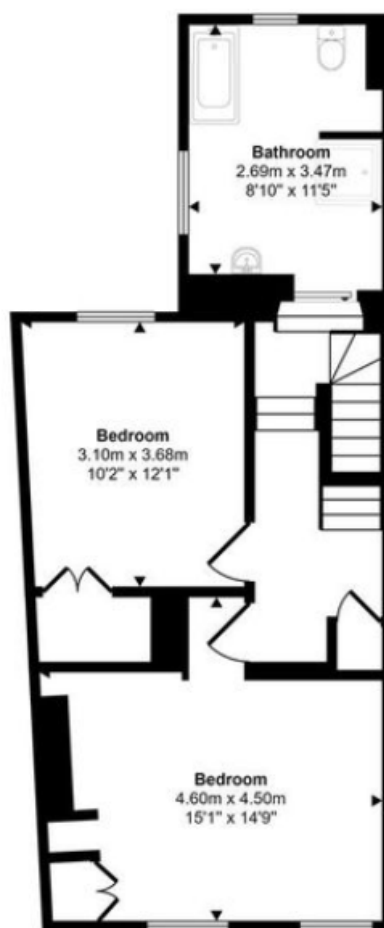
Money Laundering Regulations

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.

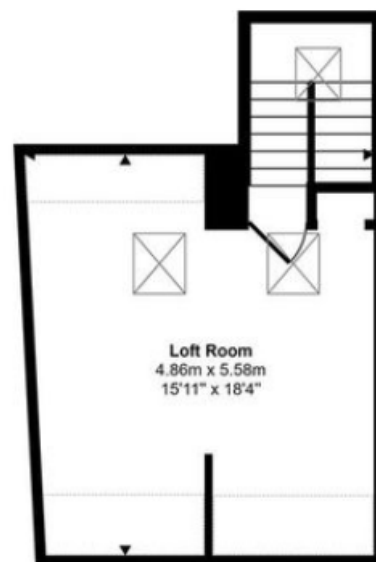
Approx Gross Internal Area
135 sq m / 1448 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft



First Floor
Approx 50 sq m / 543 sq ft



Second Floor
Approx 29 sq m / 317 sq ft

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.

EPC Rating: E (49)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

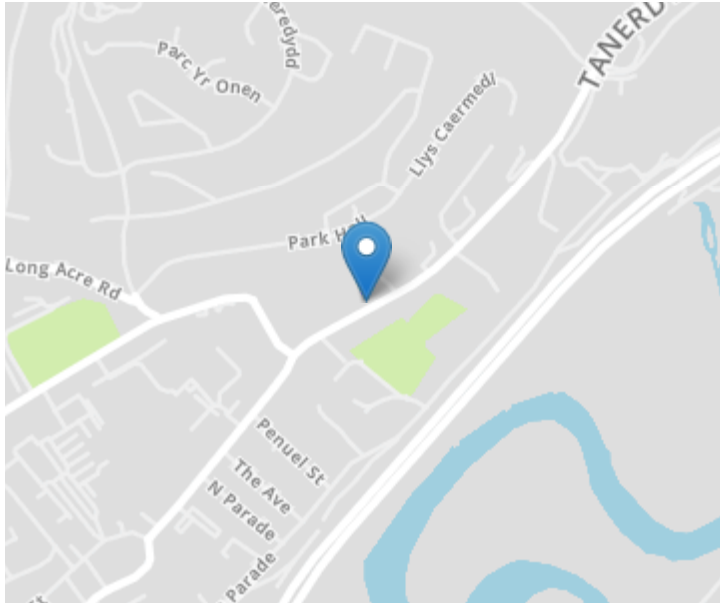
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

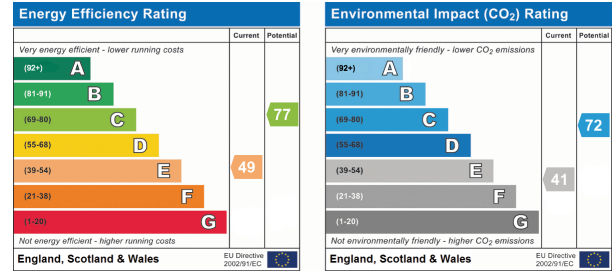
Any easements, servitudes, or wayleaves? No

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 pass the shopping centre and at the roundabout turn left and continue through Richmond Terrace and at the next roundabout turn left into Priory Street and the property will be found after a short distance on the left 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



Regulated by

RICS