

**TO BE SOLD BY ON LINE AUCTION** *A refurbished 3 bedroomed, 3 bathroomed semi detached house with extensive yard/garden. Alltwallis, near Carmarthen. West Wales*



**Morfa, Alltwallis, Carmarthen, Carmarthenshire. SA32 7EB.**

**£125,000 Guide Price**

**R/4894/LD**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £125,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on Monday 29th September 2025 and will run until 12 Noon on Wednesday 30th September 2025

\*\*\* Refurbished \*\*\* Modern 3 bedroomed, 3 bathroomed accommodation \*\*\* Contemporary style kitchen \*\*\*double glazing  
\*\*\* Oil fired central heating \*\*\* Under floor heating to the ground floor \*\*\*

\*\*\* Extensive yard/garden area providing ample off street parking \*\*\* river boundary \*\*\* Potential for garage/workshop/commercial use (subject to consent) \*\*\* Convenient Village position \*\*\* A short drive to the County Town of Carmarthen, M4 motorway and National Rail Networks \*\*\* On a regular Bus route \*\*\* Perfect Family home \*\*\* Contact us today to view \*\*\*



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## LOCATION

Alltwalis is a popular Village on the A485 just 7 miles North from the strategic West Wales County Town and popular Shopping Centre of Carmarthen. Alltwalis lies within easy commuting distance of Carmarthen with ease of access to the A48 and M4 Motorway network.

## GENERAL DESCRIPTION

Morfa is a refurbished 3 bedroom, 3 bathroom semi-detached property. The property benefits from oil fired central heating, uPVC double glazing and underfloor heating to the ground floor. Externally, the property sits within an extensive plot with a large side garden/yard area with good access and could provide fantastic commercial space for a workshop/garage (stc.). The property enjoys a convenient position a short drive from Carmarthen and is on a regular bus route. The property particularly offers the following:



## OPEN PLAN LIVING AREA



26' 6" x 12' 9" (8.08m x 3.89m). Providing

## KITCHEN AREA

A stylish and modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1½ sink and drainer unit, fitted electric cooker with 4 cooking rings and extractor hood over, integrated dishwasher and fridge, uPVC front entrance door, ceramic tiled flooring with underfloor heating, pine staircase to first floor accommodation.





## LIVING ROOM



With ceramic tiled flooring with underfloor heating.

## UTILITY ROOM

9' 0" x 8' 9" (2.74m x 2.67m). With modern fitted units with ample storage, stainless steel sink and drainer unit, Worcester Greenstar Heatslave oil fired central heating boiler, side entrance door, ceramic tiled flooring.

## JACK AND JILL BATHROOM

9' 0" x 6' 5" (2.74m x 1.96m). A contemporary style fully tiled 3 piece suite with panel bath, low level flush WC and pedestal wash hand basin, shaving light and point, extractor fan.



## GROUND FLOOR BEDROOM 3



9' 9" x 9' 1" (2.97m x 2.77m). With laminate flooring, underfloor heating.

## FIRST FLOOR

### LANDING

Leading to

### BEDROOM 1

11' 8" x 11' 9" (3.56m x 3.58m). With radiator.



## ENSUITE TO BEDROOM 1



With walk-in shower, low level w.c., pedestal wash hand basin, shaving light and point, extractor fan.

## BEDROOM 2

13' 5" x 9' 5" (4.09m x 2.87m). With double aspect windows, radiator.



## EN-SUITE TO BEDROOM 2

Having corner shower, low level flush w.c., wash hand basin, shaving light and point, extractor fan.



## EXTERNALLY

### GARDEN/YARD

The property enjoys an extensive plot with good access point off the main Carmarthen to Lampeter road. The current vendor has created an extensive yard area with potential for a garage/workshop/a commercial space (subject to consent). It could also provide a delightful Family garden as it enjoys a picturesque river boundary and ample natural tree line shelter



### GARDEN.YARD (SECOND IMAGE)





## FRONT OF PROPERTY



## PATIO AREA



To the side of the property lies a patio area.

## PARKING AND DRIVEWAY

Ample parking to the front and on to the side of the property.

## AGENTS COMMENTS

A stylish family home in a convenient position with great potential.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C

## 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 sell 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

## 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 <https://www.auctionhouse.co.uk/guide>

## 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

## 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.

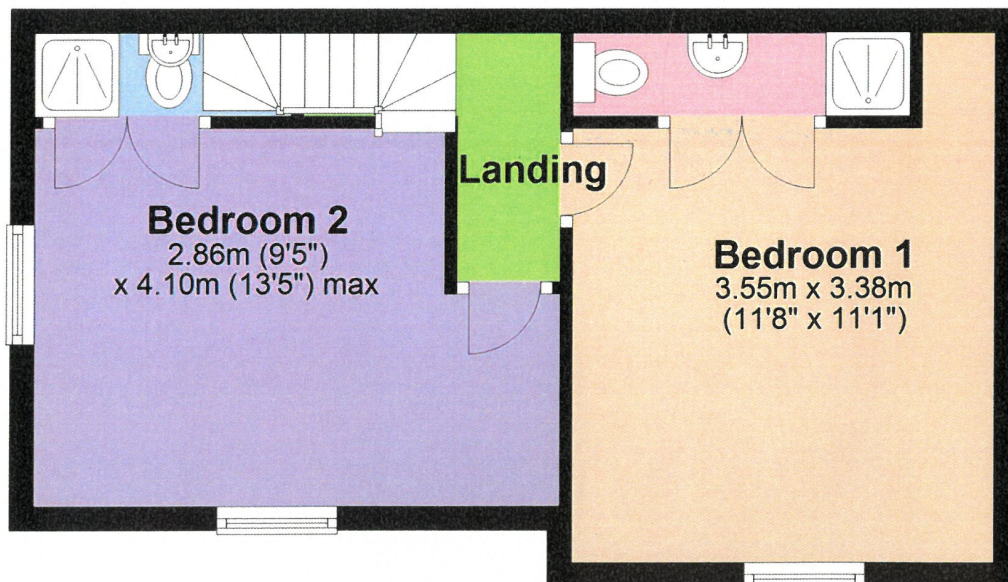
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Ground Floor



## First Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Morfa, Alltwallis, Carmarthen**



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (70)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

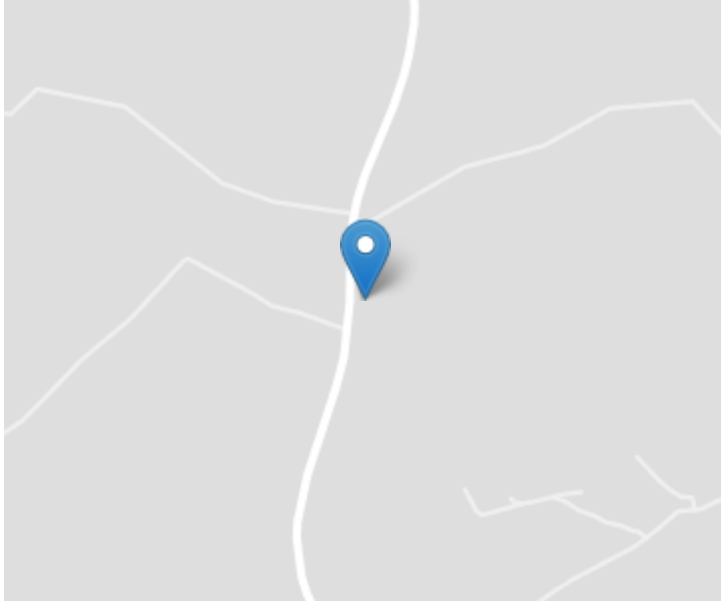
**Any risk of coastal erosion?** No

**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


From Carmarthen take the A485 North through the Village of Peniel. On reaching Alltwalis continue over the small bridge and the property will be found, being the first on your left hand side, as identified by the Agents 'AUCTION' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk) – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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