

*Character & Spacious Within Walking Distance of Town Centre. Modern Light and Roomy, Good Sized Garden, Double Glazing & Gas Central Heating. Lovely Family Home in a Quiet Cul De Sac on Edge of Town Centre*



10 Tabernacle Terrace, Carmarthen. SA31 1DL.

£200,000

R/4907/NT

\*\*\* No Onward Chain \*\*\* Modernised to an excellent standard offering spacious accommodation, the property is a short walk from town centre in a quiet and popular area of Town. In good decorative order throughout and an excellent example of a Carmarthen Town House just off town centre. Lovely rear low maintenance garden with terraced patio area to rear. Short walk to the excellent facilities that Carmarthen has to offer.



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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carmarthen@morgananddavies.co.uk

## Location

A short walk to town centre which offers. National and traditional retailers, market, junior & secondary schools, University. County council offices, Police headquarters, S4C / Egin Theatre along with West Wales General Hospital Glangwili. Bus and main line rail station connecting to London Paddington. Leisure centre, and Lyric Theatre and cinema with some lovely eateries along the way.

## Hallway

Staircase, understairs store cupboard, Radiator and doors to

## Living Room

3.49/ m x 7.3m (11' 5" x 23' 11")

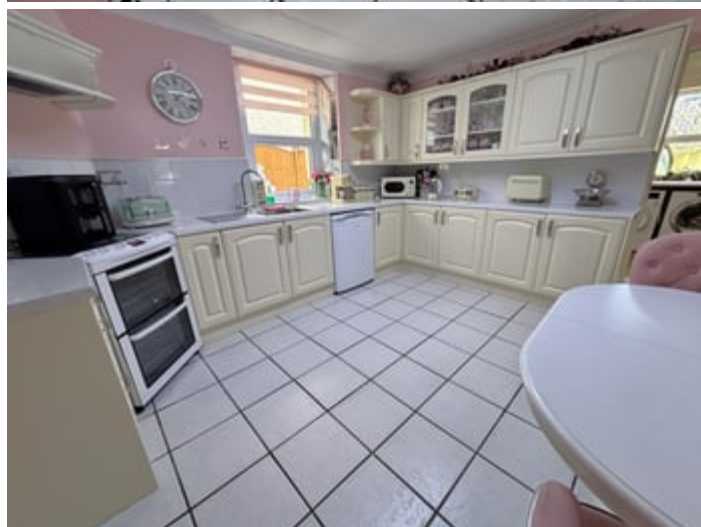
Double glazed window to front and rear. 2 x Radiators. Feature Fireplace. Wood style flooring.



## Kitchen

3.95m x 3.49m (13' 0" x 11' 5")

Range of base units with worktops over and matching wall units including display cabinet. Stainless steel sink unit with single drainer. Free standing cooker with double oven and 4 ring gas hob with extractor fan over. Radiator, double glazed window to side and tiled floor.





## Utility

2.18m x 2.09m (7' 2" x 6' 10")

Plumbing for washing machine. 2 x double glazed windows to rear. Recess shelves.



## WC

WC and wash hand basin.

## Rear Landing

Door to

## Bedroom

2.5m x 3.6m (8' 2" x 11' 10")

Double glazed window to side. Wood style flooring. Store cupboard. Radiator



## Bathroom

3.45m x 2.06m (11' 4" x 6' 9")

Roll top free standing Victorian style bath. Pedestal wash hand basin. High flush WC. Shower cubicle

and Radiator. Tongue and grooved to dado.

Opaque double glazed window to rear. Loft access. Localized wall tiles.



## Front Landing

Doors to Store cupboard and

## Bedroom

3.64m x 3.70m (11' 11" x 12' 2")

Double glazed window to rear. Radiator. Wood effect white finished flooring.



## Bedroom

3.54m x 3.03m (11' 7" x 9' 11")

Double glazed window to front. Radiator.



## Bedroom

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

Double glazed window to front. Radiator. Wood style vinyl flooring.



## Loft Bedroom



## Externally

Rear terraced low maintenance. Patio areas to enjoy the evening sun. Shrubbed raised borders to rear.







## **Tenure and Possession**

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

## **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.

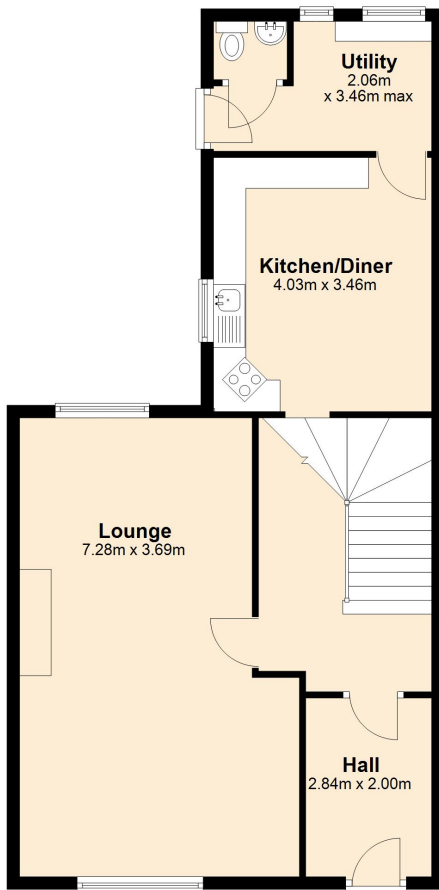
## **Services**

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

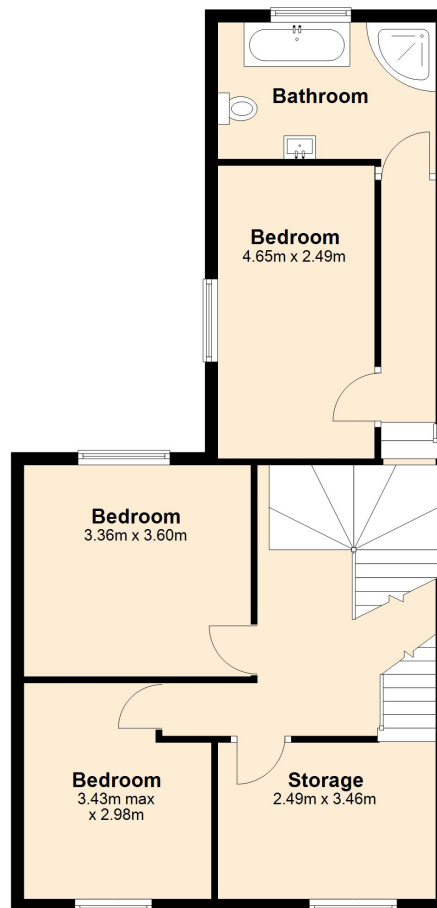
## **Council Tax Band**

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

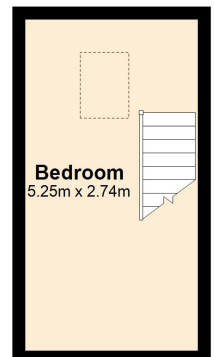
**Ground Floor**  
Approx. 69.4 sq. metres



**First Floor**  
Approx. 69.3 sq. metres

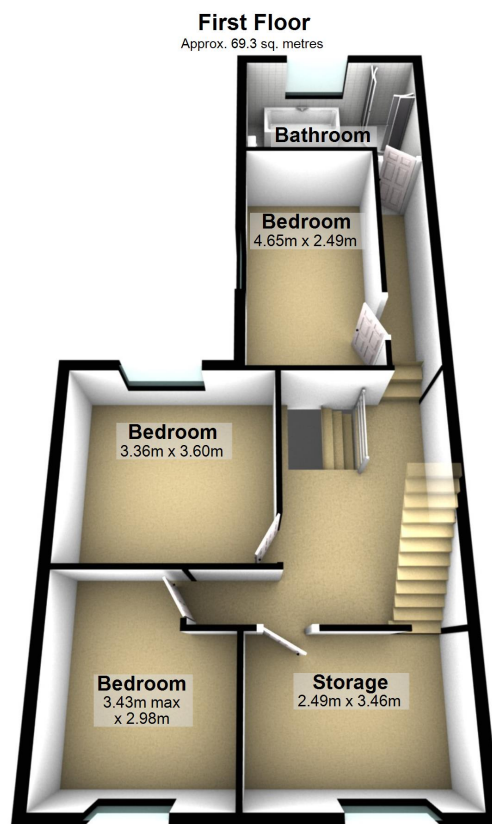
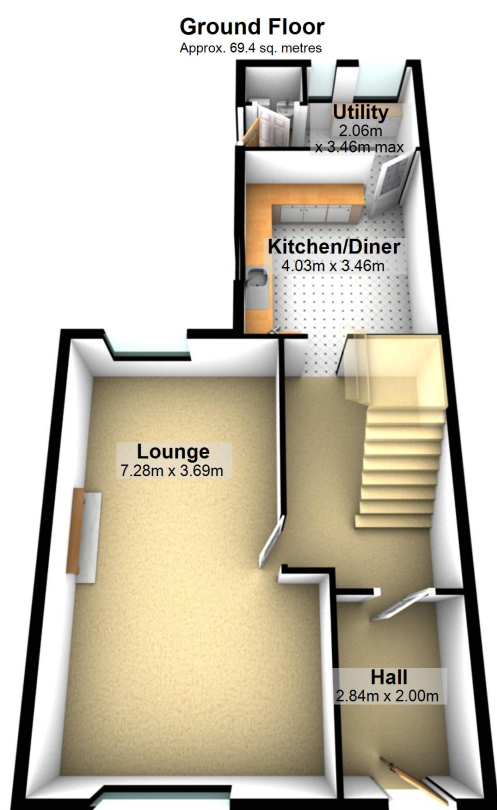


**Second Floor**  
Approx. 14.4 sq. metres



Total area: approx. 153.1 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.  
Plan produced using PlanUp.



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## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (26)

**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

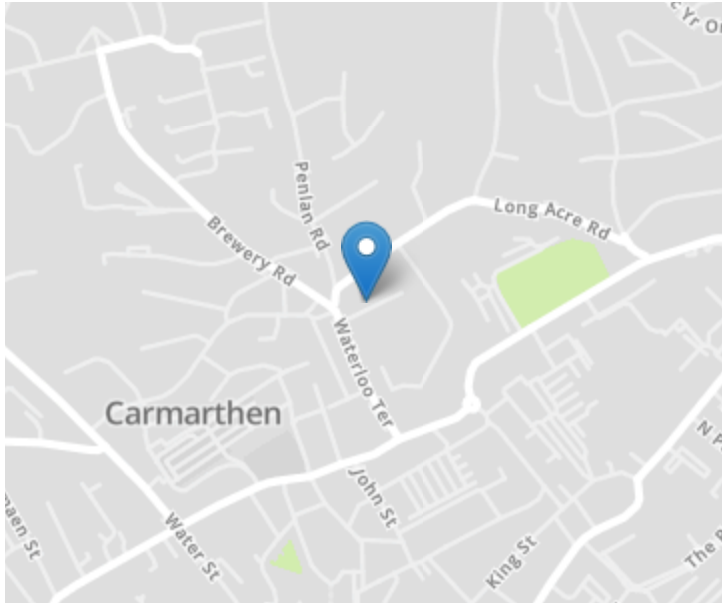
**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

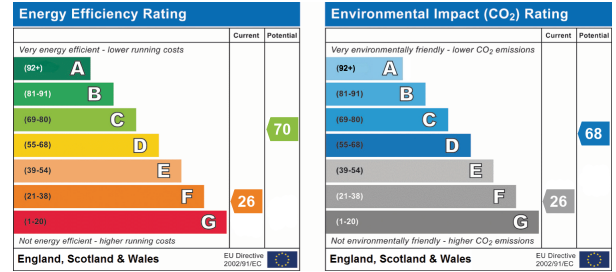
**The existence of any public or private right of way?** No





## Directions

Directions : From the office turn right into Water Street and at the traffic lights turn right into St. Catherine Street. Pass Next and the shopping precinct and after 100 yards turn left into Waterloo Terrace. Carry on and after passing the chapel on the right turn right into Tabernacle Terrace. 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**  
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**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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