



Spring Bank, Fountain Hall Terrace, Carmarthen, Carmarthenshire SA31 1RN

Guide Price: £199,000

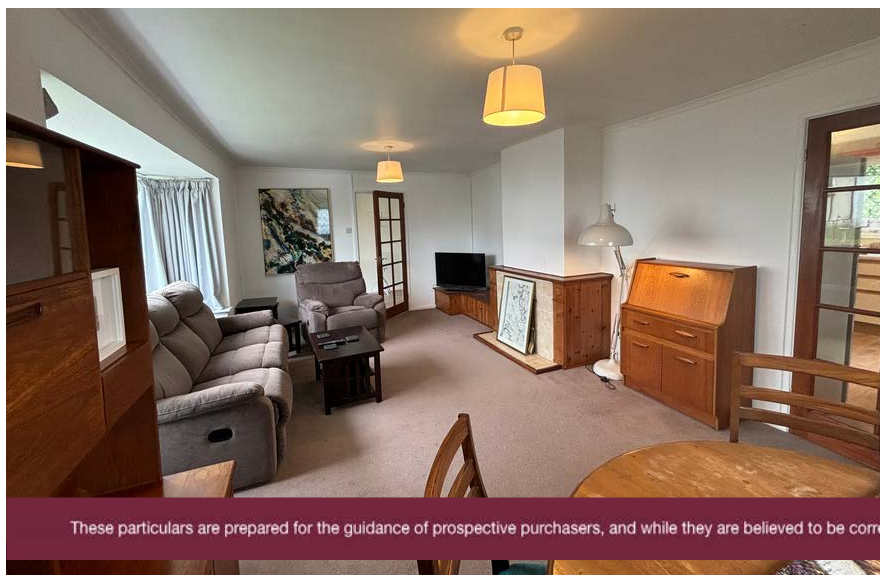
Property Features

- * The property is deemed mortgage by recent structural surveyor report *
- Off-road parking for 3 vehicles with front and rear gardens
- Elevated position above and set back from highway
- Walking distance to the town's shops, eateries, public houses, doctors surgery and schools
- Walking distance to UWTSD Campus, St David's Park and S4C

Property Summary

A conveniently situated 4-bedroom detached bungalow set on a good-sized plot in an elevated setting, being well set back off the highway, in a south – west facing position, in a popular residential area of Carmarthen, being within walking distance of the town centre amenities and services, local bilingual schools, and the university campus.

- 4-bedroom detached 'Cornish' styled bungalow



Full Details

Situation

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Accomadation

Entrance Hall

Door to front. Consumer unit. Airing cupboard with Valliant gas fired boiler.

Kitchen - Breakfast Room

3.35m x 6.22m (11' 0" x 20' 5")

Base and wall units, gas hob and oven, plumbing for washing machine and window to the rear and door to rear.

Living Room

3.6m x 6.22m (11' 10" x 20' 5")

Bay windows to the front and window to side with central fireplace.

Cloakroom

1.7m x 0.94m (5' 7" x 3' 1")

WC. Window to rear.

Shower Room

1.66m x 2.6m (5' 5" x 8' 6")

Walk in electric shower, W.C., Wash hand basin. Window to rear.

Bedroom 1

2.05m x 03.61m (6' 9" x 11' 10")

Window to front, radiator and carpet flooring.

Bedroom 2

4.14m x 3.62m (13' 7" x 11' 11")



Windows to the front and side, radiator and carpeting.

floor

Bedroom 3

3.64m x 3.12m (11' 11" x 10' 3")

Window to rear radiator and carpet flooring.

Bedroom 4

3.19m x 2.72m (10' 6" x 8' 11")

Built in storage, window to rear, radiator and carpet flooring.

Externally

The property is approached via a tarmacadamed entrance drive providing hardstanding for up to 3 vehicles with walled lawned front garden, with pathways to either side leading to an enclosed rear lawned garden with decorative stone areas contained in a timber fence boundary.

Further Information

Tenure

We understand the property is held on a Freehold basis. The property is offered with a no-forward chain.

Services

We understand that the property benefits from mains electricity, water, drainage and gas. None of the services have been tested.

Energy Performance Certificate

EPC Rating D (57).

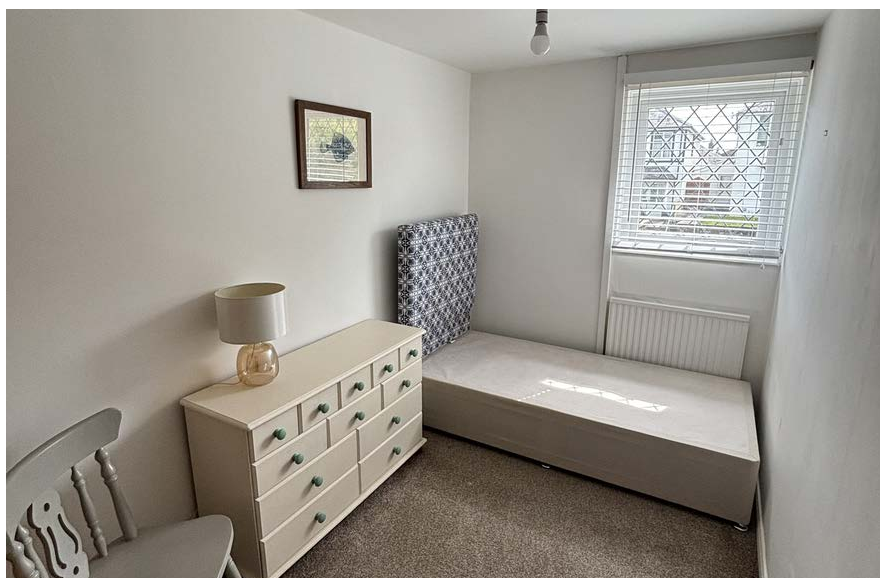
Council Tax Band

We understand that the Carmarthen County Council Tax Band is D - approx £2,048.03 for 2024/2025.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and way leaves (if any).





Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carmarthenshire County Council, District offices, 3 Spilman Street, Carmarthen, SA31 1LE.

Agent Note

We understand the property is a 'Cornish' styled dwelling built in 1964 of pre-cast reinforced concrete over a concrete frame. We are advised by a structural engineer that the property as it stands is structurally sound and should be considered for mortgage purposes.

Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



