



## 10 Llyswen, Dolgwili Road, Carmarthen, Carmarthenshire SA31 2AE

**Guide Price: £235,000**

### Property Features

- \*\* Chain free \*\*
- 4-bedroom detached bungalow in need of refurbishment
- Large plot extending to 0.44 acres
- Short level walk to Glangwili Hospital
- For Sale by Modern Method of Auction - T&C's apply

### Property Summary

A conveniently situated deceptively large 4-bedroom detached family residence, offering flexible living accommodation and set on a large plot extending to 0.44 acres, set well-back off Dolgwilli road within walking distance of the hospital, bus station and town centre.





## Full Details

### Overview

A conveniently situated deceptively large 4-bedroom detached family residence, offering flexible living accommodation and set on a large plot extending to 0.44 acres. Llyswen is set well-back off Dolgwilli road within walking distance of the hospital, bus station and town centre.

For Sale by Auction in partnership with I am Sold - please see full information below.

### Ground Floor

#### Kitchen

4.24m x 3.94m (13' 11" x 12' 11")

Base and wall units, plumbing for washing machine and dishwasher, window to front and linoleum flooring.

#### Airing Cupboard

0.84m x 1.78m (2' 9" x 5' 10")

#### Living Room

6.07m x 4.89m (19' 11" x 16' 1")

Windows to the front and rear and parquet flooring.

#### Office

2.58m x 3.00m (8' 6" x 9' 10")

Windows to the front and side and carpet flooring.

#### Sun Room

3.08m x 4.46m (10' 1" x 14' 8")

Door to front, window to side and carpet flooring.

#### Cloakroom

0.83m x 1.73m (2' 9" x 5' 8")

Window to side, W.C, WHB and tiled flooring.

#### Bedroom 1

3.09m x 2.59m (10' 2" x 8' 6")

Window to rear and carpet flooring.





## En-suite

3.07m x 1.60m (10' 1" x 5' 3")  
Shower cubicle, wardrobe and towel rail.

## Bedroom 2

2.64m x 2.87m (8' 8" x 9' 5")  
Window to rear, carpet flooring and built in storage/wardrobes.

## Bedroom 3

3.18m x 3.52m (10' 5" x 11' 7")  
Windows to the rear and side, carpet flooring and built in storage/wardrobes.

## Bedroom 4

4.22m x 3.73m (13' 10" x 12' 3")  
Window to the front and carpet flooring.

## Cloakroom

0.81m x 1.97m (2' 8" x 6' 6")  
W.C, window to front and tiled flooring.

## Bathroom

1.32m x 2.43m (4' 4" x 8' 0")  
Bath tub, WHB, linoleum flooring and window to the front.

## Garden and Grounds

The property is approached via a tarmacadam driveway entrance leading to the property itself with ample parking for multiple vehicles. A detached garage adjoins the bungalow, providing useful storage, along with a large lawn area surrounding the property to the front, side and rear.

## Further Information

### Tenure

We understand the property is held on a Freehold basis.

### Services

The property benefits from mains electricity, water supply and drainage.







### Council Tax Band

Band F for 2024 / 2025 for Carmarthenshire County Council.

### Energy Performance Certificate

TBC

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.



### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.  
Planning services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA31 1JP.  
Tel: 01267 234567

### Local Authority

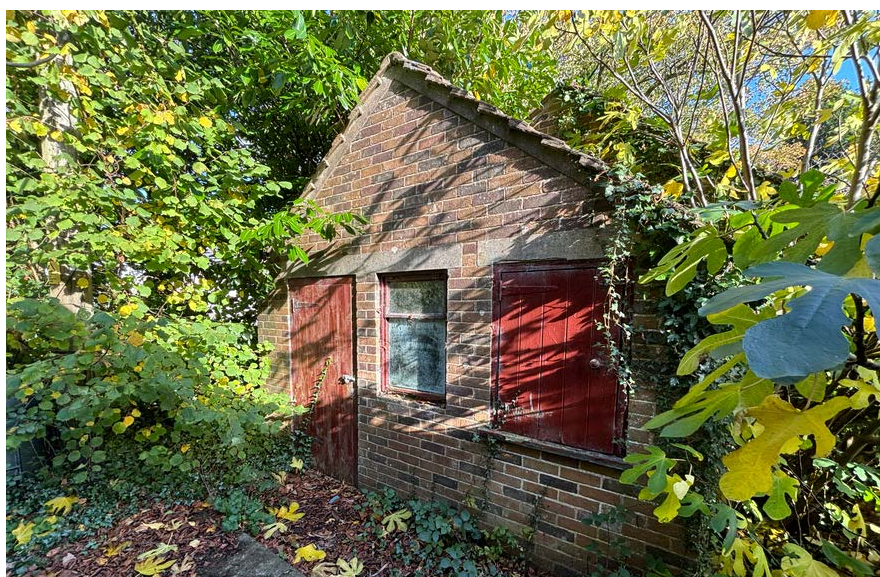
Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.  
Tel: 01267 234567

### What 3 Word

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## Method of Sale

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Full details to bid and review legal pack:  
<https://www.iamsold.co.uk/estate-agent/reesrichards/>

## Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 62021

Email: [abi@reesrichards.co.uk](mailto:abi@reesrichards.co.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Total Area: 146.9 m<sup>2</sup> ... 1581 ft<sup>2</sup>  
10, Dolgwilli Road, Carmarthen, SA31 2AE



**Fairwood  
Solutions**  
Survey & Energy