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8 Devereaux Drive, Carmarthen, Carmarthenshire, SA31 1SF

Reduced To £274,500 ono

This freehold DETACHED beautifully presented double fronted BUNGALOW property is METICULOUSLY MAINTAINED being offered for sale simply because the owners are downsizing. The property is conveniently set on a quiet cul de sac on the edge of town and comprises 1 LIVING ROOM, 2/3 BEDROOMS (1 EN-SUITE) A SHOWER ROOM ETC and benefits from MAINS GAS CENTRAL HEATING, DOUBLE GLAZING, easily maintained paved and lawned GROUNDS, OFF ROAD PARKING spaces for 1-2 cars. The property is in VERY GOOD ORDER, having been upgraded in the last 5 years and is ready for immediate occupation. No onward chain.

LOCATION & DIRECTIONS

Situated about ½ a mile north of the Town Centre, and from which there is a frequent bus service. This property enjoys fine south westerly views over the Town itself and out into the open countryside beyond. Within walking distance of a General Stores, Takeaway and Primary School. From the TOWN CENTRE proceed up WATERLOO TERRACE and on up the hill into BREWERY ROAD. Continue right to the top to the "T" junction. Turn right and proceed about 100 yards and turn left into "DEVERAUX DRIVE" and the bungalow will be seen on the right. The town centre is approx half a mile away, but there is a small local convenience shop within an easy 2 minute walk.

CONSTRUCTION

We understand the bungalow was built of brick / block cavity walls in the 1970s with elevations rendered, under a pitched concrete interlocking tiled roof, to provide the following well appointed and maintained accommodation. FRONT PORCH / SUN ROOM. Glazed door to the L-shaped HALLWAY with a loft access having a pull down ladder to the partially boarded attic.

LIVING ROOM

16'8" max x 14'9" max (5.103 max x 4.504 max)



L shaped with a an inset gas fire in a wooden surround, smooth rendered ceiling and good views to the front. IS THE INSET GAS FIRE WORKING OK????

KITCHEN / BREAKFAST ROOM

14'10" x 9'7" (4.530 x 2.925)



Fitted with a good quality range of matching base and eye level units incorporating a twin bowl single drainer sink, integrated dishwasher, NEFF oven, a 4 ring Russell Hobbs hob and fridge / freezer.

UTILITY ROOM

9'7" x 4'9" (2.937 x 1.452)

Having a tiled floor and fitted with a double base unit inc a stainless steel sink, a neatly set Worcester mains gas "combi" boiler for both the central heating and domestic hot water. Plumbing for an automatic washing machine. Wall mounted fuse box.

FRONT DOUBLE BEDROOM 1

13'0" max x 11'4" max (3.975 max x 3.479 max)



With good quality fitted hanging wardrobes to 2 elevations. Dual aspect windows.

REAR DOUBLE BEDROOM 2

11'5" x 11'3" (3.481 x 3.450)



Dual aspect windows.

EN SUITE BATHROOM

6'4" x 4'10" (1.948 x 1.496)



Fitted with a modern white suite inc a panelled bath, pedestal washbasin and WC. Wall mounted heated towel rail.

DOUBLE BEDROOM 3 / READING ROOM

16'3" x 11'4" (4.964 x 3.461)



This room was originally the garage, but is now an additional living room, dining room or 3 bedroom - whichever is most convenient.

DRESSING / STORE ROOM

6'5" x 6'1" (1.973 x 1.873)

SHOWER ROOM

11'5" x 4'9" (3.493 x 1.466)



Fully tiled and fitted with a modern white 3 piece bathroom suite comprising a WC, built in washbasin and a large shower cubicle. Storage cupboard to the side.

EXTERNALLY



To the front, there is a tarmac HARDSTANDING (big enough for 2 cars) and a raised lawned area with flower borders. To the rear, there is a PATIO and a level lawn with a garden shed.

NB: Devereaux Drive is a private road ie it is not maintained by the local highway authority. The owners have offered to pay for an Indemnity Policy.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating - new boiler around 2015. Full double glazing. Maintenance free upvc fascias, bargeboards and rainwater fittings. Insulated loft. AGENTS NOTE : PLEASE NOTE THAT THE SERVICES AND APPLIANCES HAVE NOT BEEN TESTED.

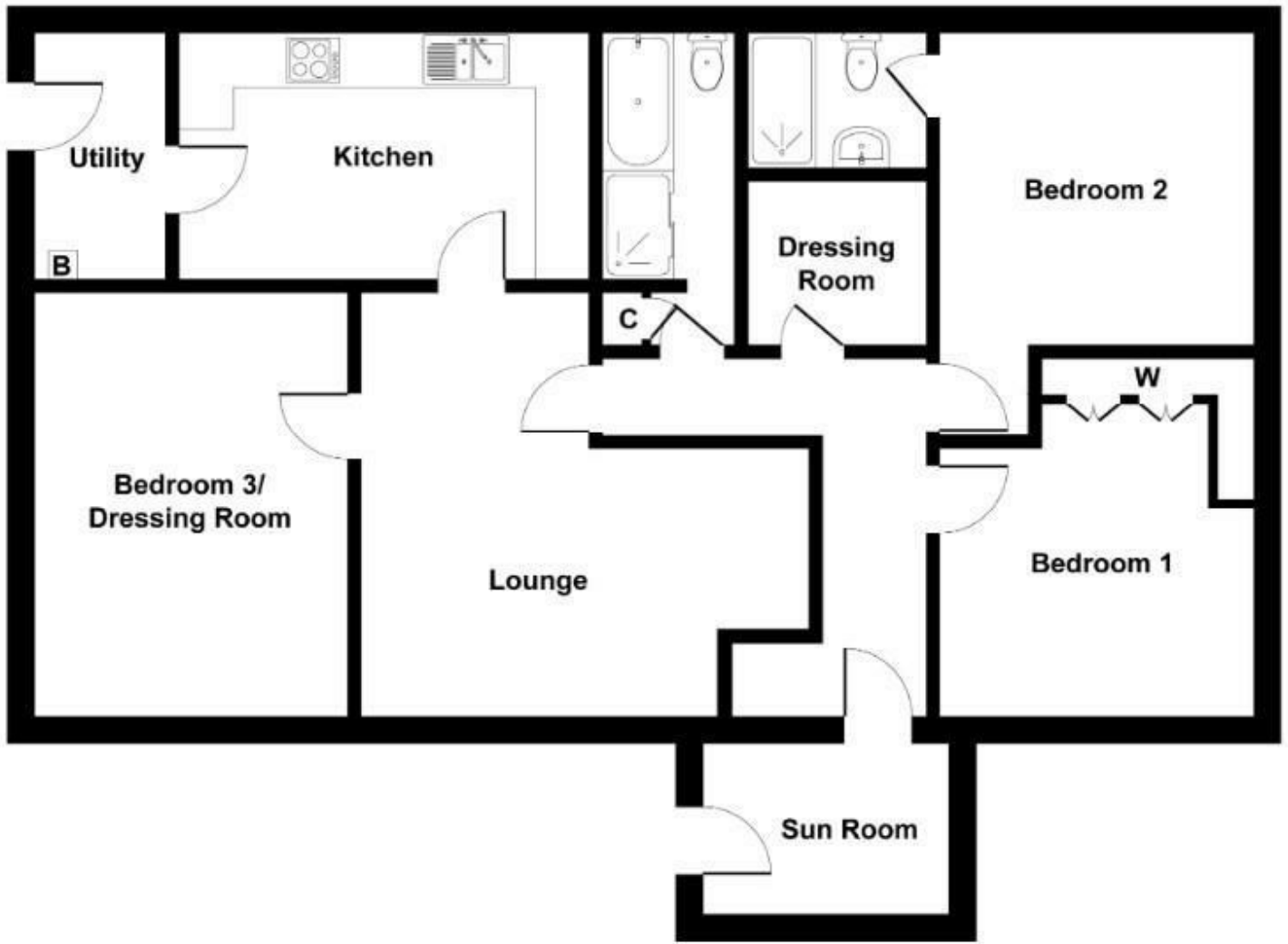
BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2023 / 2024 financial year is £2,175 which equates to approximately £181.25 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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