

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



1 Furnace Road, Carmarthen, Carmarthenshire, SA31 1EU

For Sale By Online Auction On Thursday 16th May 2024. Guide Price: £164,000

AUCTION SALE. A very conveniently set 2/3 bedroomed bay fronted END OF TERRACED house (with an attractive part brick facade) located in a highly sought after residential cul de sac literally within a STONE'S THROW OF THE DOCTORS SURGERIES and public library, and within level walking distance of Marks & Spencers, St Catherine's Walk shopping precinct and the town centre etc. The property comprises 2 LIVING ROOMS, A KITCHEN, 2 / 3 BEDROOMS (2 DOUBLES) A BATHROOM and benefits from mains GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING. To the rear, there is a small enclosed courtyard and a detached GARAGE / WORKSHOP, while at the front there is a pillared gravelled forecourt - some of which have been converted to off road parking if needed.

NO ONWARD CHAIN. EPC Rating: C.

LOCATION & DIRECTIONS

What3Words location: ///giant.again.planet Very conveniently set within walking distance of the centre of one of the oldest towns in Wales, with its strong Roman heritage dating back to AD75. Straddling the River Towy, Carmarthen is the county town and offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, new shopping centre, a Leisure Centre, 2 secondary schools, the Carmarthen Campus of The University of Wales, Trinity Saint Davids etc. Swansea is approx 30 minutes away by car, while Cardiff is approx an easy hours drive away along the M4. From the John Street car park (next to Marks & Spencer) walk out of the Little Water Street exit and proceed into the cul de sac almost directly opposite and immediately before the roundabout. After 20 yards the property will be seen on the right - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built around the 1930s of brick cavity walls, with elevations part rendered and part exposed under a pitched slated roof to provide the following easily kept accommodation. FRONT ENTRANCE HALLWAY with a red quarry tiled floor and a staircase to the first floor, a good sized under stairs cupboard.

BAY FRONTED LIVING ROOM

11'10" x 9'6" (3.62 x 2.92)



With a solid floor, a wall mounted electric heater, picture rail and coving.

REAR SITTING ROOM

11'0" x 11'0" (3.37 x 3.36)



Having an electric fire in a traditional tiled grate, picture rail and an upvc door to the rear courtyard.

KITCHEN

7'4" x 4'11" (2.26 x 1.52)



Red quarry tiled floor and fitted with a range of base units including a stainless steel single drainer sink and ample formica type worktops.

FIRST FLOOR

LANDING with a loft access.

FRONT DOUBLE BEDROOM 1

10'10" x 10'9" (3.31 x 3.30)



With a picture rail.

REAR DOUBLE BEDROOM 2

10'11" x 10'2" (3.33 x 3.10)



Picture rail.

BEDROOM 3 / HOME OFFICE

6'7" x 5'2" (2.03 x 1.58)



BATHROOM

6'6" x 5'1" (2.00 x 1.55)



Fully tiles and fitted with a white 3 piece bathroom suite comprising a wall mounted wash hand basin, WC and large shower inc a Redring shower unit. Neatly set Worcester "combi" boiler for both the domestic and central heating hot water.

EXTERNALLY



To the front, there is a good sized walled and railed gravelled forecourt with shrubs. Some properties on the street have utilised this area for additional off road parking - subject to consent. To the side, there is a concreted path leading to the small easily maintained paved courtyard with a brick built OUTSIDE TOILET and COAL STORE. To the rear of the courtyard, there is a block built SINGLE GARAGE / WORKSHOP under a pitched hipped slated roof.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full double glazing. PLEASE NOTE NONE OF THE SERVICES HAVE BEEN TESTED, but interested parties are welcome to get the services tested themselves and at their own expense.

BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band C and that the Council Tax payable for the 2023 / 2024 financial year is £1,582 which equates to approximately £131.83 per month before discounts.

AGENTS NOTES

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) is available from the auction page once registered.
2. Although this property is to be sold by online auction, prospective buyers can still arrange survey and mortgages, but will obviously need to arrange these BEFORE the auction date.
3. We understand from a reputable local letting agent that this property could realistically get “between £795 and £825 per month” if rented. This would give a gross annual yield of 5.8% to 6.03% if the property sold for the guide price.

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

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 the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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.

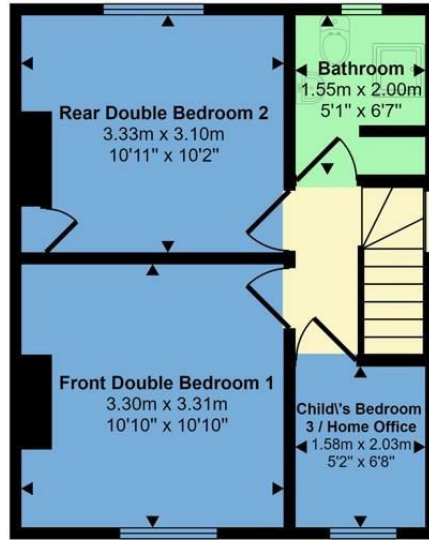
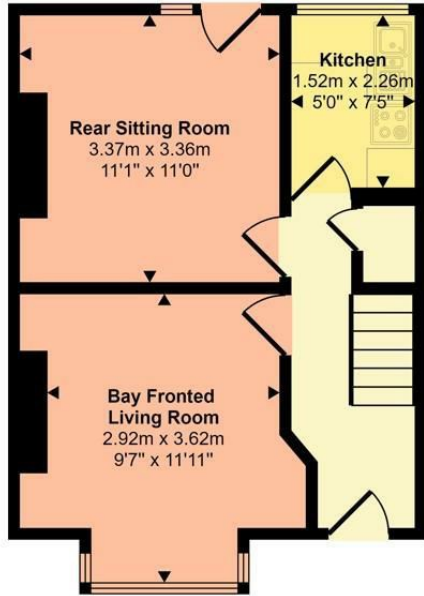
Please be aware that the “Guides” are provided as an indication of each Seller’s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Following the fall of the hammer contracts are exchanged and there is no going back!

Please check our website regularly at www.evansbros.co.uk or contact us on 01267 236611 for up to date information.

REGISTERING FOR THE AUCTION

Before checking the Legal Pack or bidding, prospective buyers will firstly need to register. Please click on the listing on www.evansbros.co.uk (under the "Property Auctions" tab) and click on the "Log In / Register To Bid" button. All registered parties will be able to view the Legal Pack online and download copies for their solicitors if still interested. The auction is scheduled to end on Thursday evening the 16th May 2024.

Approx Gross Internal Area
67 sq m / 717 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
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	



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462