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10 Myrddin Court, Carmarthen, Carmarthenshire, SA31 1DH

Price Range £120,000 to £140,000

FOR SALE BY ONLINE AUCTION ON THURSDAY 11TH DECEMBER 2025 (unless sold previously or withdrawn) on the instructions of the executors of the former owner. A compact end of terraced LOW MAINTENANCE HOUSE in a highly desirable residential cul de sac near Myrddin Crescent and literally within a stone's throw of Carmarthen town centre, M&S etc. The house comprises 1 LIVING ROOM, AN OPEN PLAN KITCHEN / BREAKFAST ROOM, 2 FIRST FLOOR BEDROOMS, A SHOWER ROOM and benefits from ELECTRIC HEATING, UPVC DOUBLE GLAZING, A SMALL LOW MAINTENANCE REAR COURTYARD & A SINGLE GARAGE TO THE SIDE. The property presents an excellent opportunity for investment or as a first-time buyer's / retirement home; being relatively cheap and easy to maintain. Empty property – NO ONWARD CHAIN.

LOCATION & DIRECTIONS

What3words location [///animal.lions.chef](#) Very conveniently set on a small residential cul de sac literally just a good stone's throw from M&S and other town centre amenities. The main town centre amenities eg Red St shopping centre, multi-screen cinema etc are just a few minutes walk away. From John Street car park, leave via the John Street exit (opposite M&S) and turn right. At the Barn Road junction, turn right and take the first left into Waterloo Terrace. Walk up Waterloo Terrace for approx 50 yards and turn right into a PEDESTRIAN walkway leading into the bottom end of Myrddin Crescent. At the bollards turn left and the property will be seen on the right - identified by an Evans Bros "For Sale" board. If driving (it genuinely is quicker on foot) continue up Waterloo Terrace (past the chapel) and turn right into Wellfield Road and after 100 yards turn right into Myrddin Crescent and continue to the end.

CONSTRUCTION

We understand the property is built of brick / block cavity walls with elevations part rendered, under a pitched tiled roof, to provide the following accommodation. FRONT STORM PORCH (1.25m x 1.22m) with a door off to the living room and neatly set electricity meter.

LIVING ROOM

14'7" x 9'8" (4.46 x 2.95)



With a large picture window to the front.

KITCHEN / BREAKFAST ROOM

14'5" x 8'0" (4.40 x 2.46)



Fitted with a range of base and eye level units inc a twin bowl single drainer sink, a built in electric cooker and a 4 ring electric hob. Good sized walk-in pantry to the side and a half glazed upvc door to the rear courtyard.

FIRST FLOOR

Small LANDING with a loft access and doors off.

FRONT DOUBLE BEDROOM 1

14'7" x 9'8" (4.45 x 2.96)



Having wall mounted lights and an electric heater. There is some water damage to the wallpaper, but we are informed the leak has been fixed, but the room was not redecorated.

WALK IN WARDROBE

4'6" x 3'11" (1.38 x 1.20)

REAR SINGLE BEDROOM 2

8'2" x 7'8" (2.50 x 2.34)



Window to the rear overlooking the courtyard. Airing cupboard to the side with a hot water cylinder incorporating an immersion heater for domestic hot water.

SHOWER ROOM

6'3" x 5'3" (1.93 x 1.62)



Fully tiled and fitted with a modern white 3 piece bathroom suite comprising a corner shower cubicle, paneled washbasin and low level WC. Wall mounted heated towel rail.

COUNCIL TAX

We understand that the property is in Band C and that the Council Tax payable for the 2025 / 2026 Financial Year is £1,984 which equates to approx £165 per month.

EXTERNALLY

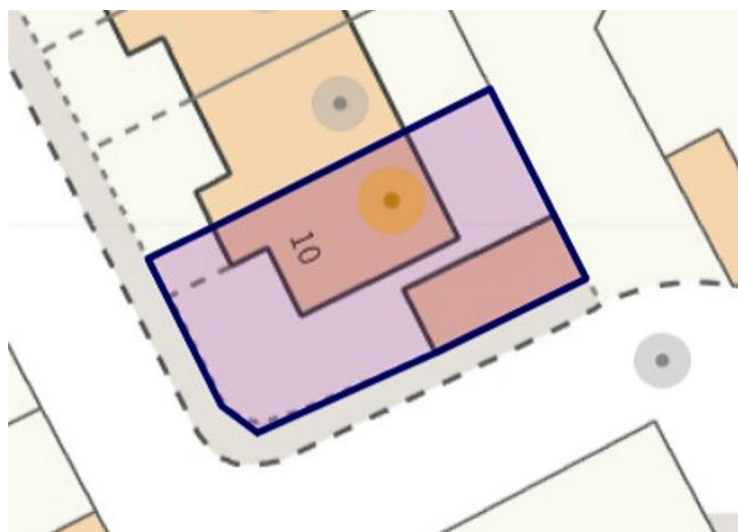


To the front of the property there is an easily maintained forecourt, while to the rear there is an enclosed paved courtyard. To the side there is a block built SINGLE GARAGE with a felt flat roof and an OUTSIDE TOILET.

SERVICES

Mains electricity, water and drainage. We understand there is mains gas in the road but prospective buyers and their solicitors will need to satisfy themselves this is the case if they intend connecting to mains gas.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

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 11th December 2025.

AGENTS NOTES

1. A reputable local Letting Agent informs us that "in

reasonable condition, the property should rent for £750 to £795 a MONTH" ie £9,000 to £9,540 a YEAR on an Assured Tenancy. This works out at an approx 6.9% yield gross.

2. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) has been ordered and will be available soon from the auction page, once registered.

3. Although this property is to be sold by online auction, if needed, prospective buyers can still arrange surveys, gas and electrical safety inspections and mortgages, but will obviously need to arrange these at their own expense and BEFORE the auction date.

4. The Executors have made it clear they MAY consider a "pre-auction offer" and we therefore reserve the right to withdraw the property from the public auction at short notice if an acceptable pre-auction offer is made.

5. The price range for the online auction is £120,000 to £140,000 but the online portals will only show the lowest figure in any range.

AUCTION GUIDELINES

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

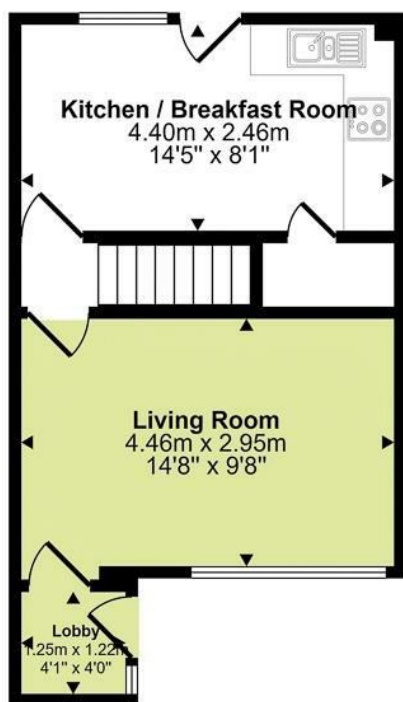
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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.

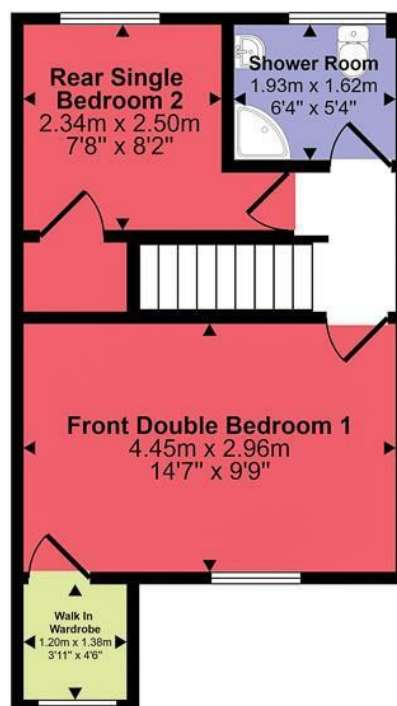
Please be aware that the "Guides" are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure 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 virtual 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.

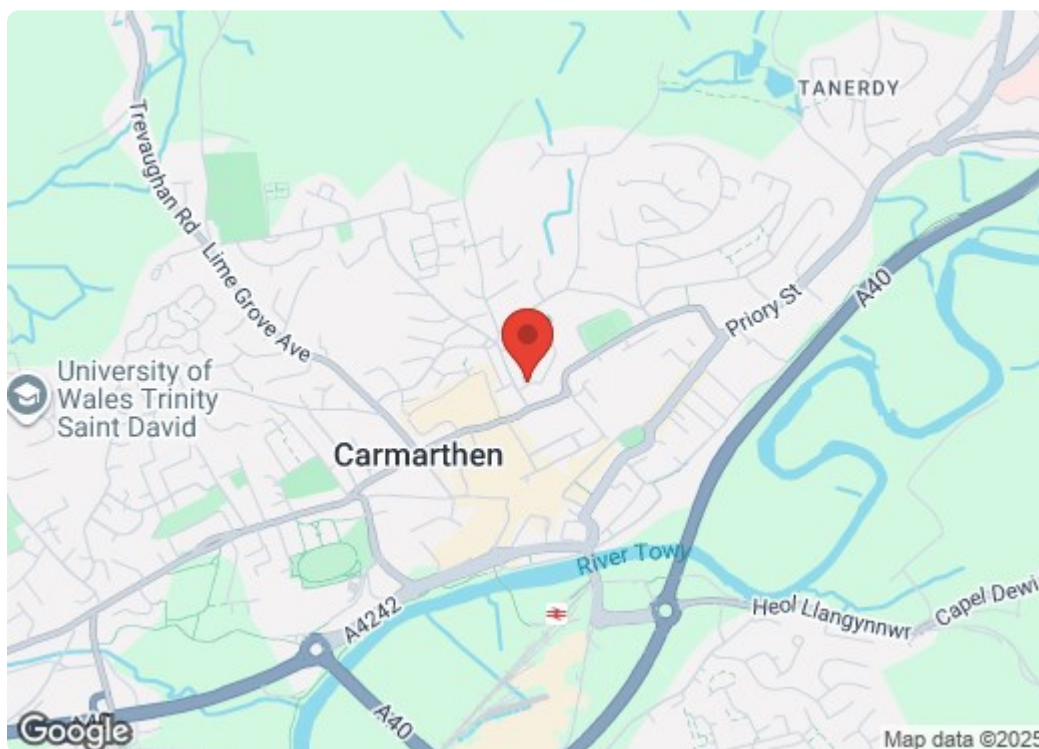
Approx Gross Internal Area
61 sq m / 661 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 31 sq m / 332 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		56
(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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