

# Terry Thomas & Co

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ESTATE AGENTS



## 18 Tabernacle Terrace Carmarthen, SA31 1DL

Nestled in the charming Tabernacle Terrace of Carmarthen, this mid-terrace house presents a fantastic opportunity for those seeking a lucrative investment. Boasting 5 bedrooms and 2 bathrooms spread across its well-appointed layout, this property is currently operating as a House of Multiple Occupancy (HMO), with all rooms occupied and tenancy agreements in place for a seamless transition to the new owner.

This licensed town centre property offers a prime location, ensuring easy access to all major amenities. Imagine being just a stone's throw away from shops, cafes, and a modern cinema, providing a vibrant lifestyle for both tenants and owners alike. The communal lounge is perfect for social gatherings, while the modern kitchen and bathroom cater to the needs of the residents.

Don't let this opportunity slip away - seize the chance to own a promising property in the heart of Carmarthen!

**Offers in the region of £182,000**

# 18 Tabernacle Terrace

## Carmarthen, SA31 1DL



Porch  
uPVC double glazed door into entrance porch and glazed door through to the entrance hall.

**Hallway**  
Painted wooden staircase leading to first floor. Doors leading to downstairs bedrooms, communal living area, kitchen/breakfast room and basement.

**Ground floor bedroom 1**  
13'8" x 9'1" (4.17m x 2.79m)  
Window to fore, picture rail and radiator.

**Ground floor bedroom 2**  
11'3" x 10'11" (3.43m x 3.35m)  
With archway leading though to rear porch and French doors leading to rear garden.

**Communal living area**  
12'4" x 11'3" (3.76m x 3.45m)  
Built in storage cupboard and radiator.  
Access to leading to the kitchen/breakfast room.



**Kitchen/Breakfast Room**  
12'2" x 11'3" (3.71m x 3.43m)  
Range of fitted and eye level units in white high gloss finish. Worksurface over incorporating stainless steel sink. Plumbing for washing machine, room for fridge freezer. Fitted oven with extractor fan over. Door leading to rear garden.

**Basement room**  
14'4" x 10'2" (4.39m x 3.12)  
Built in storage cupboard and beamed ceiling.

**Bedroom 3**  
17'8" x 10'2" (5.41m x 3.12)  
Radiator, built in storage and 2 windows to the fore.

**Bedroom 4**  
11'8" x 10'11" (3.56 x 3.35m)  
Radiator, coved ceilings and window to the rear.



**Bedroom 5**

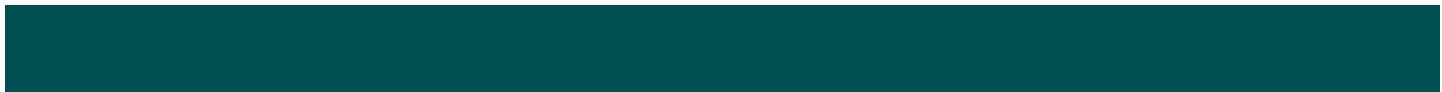
11'3" x 6'3" (3.43m x 1.93m)  
Radiator, coved ceilings and window to the rear.



**Bathroom**  
8'5" x 8'0" (2.57m x 2.44m)  
Enclosed shower cubicle. Low level WC, pedestal wash hand basin and panelled bath all in white. Tiled flooring, part tiled walls and radiator.

**Shower room**  
Low level WC, pedestal wash hand basin, double shower cubicle. Window to side, radiator, part tiled walls and tiled flooring.





## Floor Plan



**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water, electricity and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

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

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