

# Terry Thomas & Co

---

ESTATE AGENTS



## 1 Towy Mews, Priory Street Carmarthen, SA31 1NN

This end-terrace house just off Priory Street presents an excellent opportunity for buyers or investors seeking a well-located home in Carmarthen. The property offers two bedrooms, a spacious reception room, and the benefit of off street parking. Set back from the road, it enjoys superb countryside views to the rear, along with a hard standing garden area, while remaining just a short walk from Carmarthen town centre.

### AUCTION PROPERTY

Open viewing dates will be

Tuesday 10th February 9a.m. – 12.30pm

Tuesday 17th February 12.30pm – 4.30pm

Please contact the office to reserve a slot.

**Auction Guide £98,000**

# 1 Towy Mews, Priory Street

## Carmarthen, SA31 1NN



End of terrace 2 bedroom house.

Benefiting from views across the Towy Valley. Within close proximity to Carmarthen Town Centre

### Kitchen

15'1" x 9'6" (4.61m x 2.90m)

Range of base and eye level units, space for washing machine and dishwasher.

Cooker point with extractor fan over.

Wood effect work surface over base units incorporating stainless steel sink with mixer tap over. Double glazed window to the fore. Panelled radiator, thermostatically controlled.

### Lounge

12'11" x 14'8" (3.95m x 4.49m)

Entrance door leading into Lounge. Double panelled radiator and single panelled radiator, thermostatically controlled. Two double glazed windows. Double aspect room.

### First floor

Double glazed window to the rear of the property. Airing Cupboard Housing Ideal Logic gas-fired combination boiler. Access to loft space.

### Bedroom 1

3.54m x 2.62m

Double panelled radiator, thermostatically

controlled. Double glazed window to the rear.

### Bedroom 2

3.60m x 2.70m

Double panelled radiator, thermostatically controlled. Double aspect room.

### Bathroom

7'8" x 5'8" (2.34m x 1.73m)

Single panelled radiator, thermostatically controlled. Double glazed window to the side. Extractor fan. Wash hand basin, WC and adapted shower with waist height doors with Triton electric power shower over. Electric shaver point.

### Externally

Hardstanding area to the rear with views over the countryside. Shared driveway and private parking space.

### Auction notes:

#### Disclaimers

#### UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions

require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre-Auction Offer

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.





## Floor Plan

**Type:** House - End Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains Electricity, Drainage, Water and Gas.

**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 <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(69-80) C		69	
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	