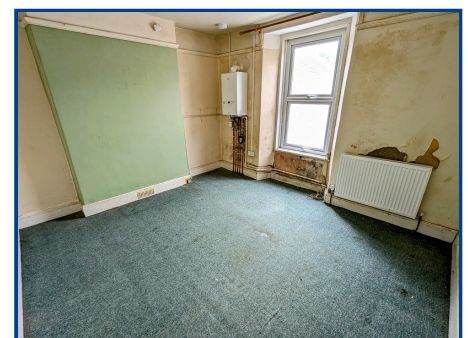
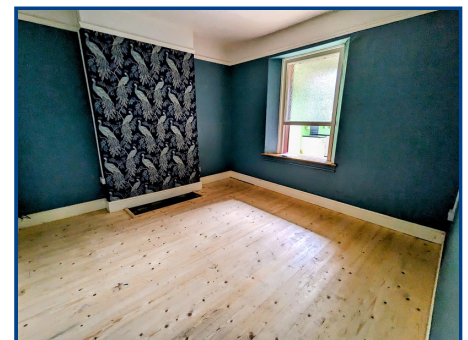


**15 Tabernacle Terrace  
Carmarthen  
Carmarthenshire.**

Guide Price **£99,000**



- Spacious 4 Bedroom Town Centre Property
- On Line Auction - Weds 31st July 2024
- Popular Town Location Close To Shops Etc
- Mid Terraced Position On Quiet 'No Through' Street
- Requires Complete Upgrading/Modernisation
- Huge Potential On Offer
- Hall, 2/3 Rec Rooms, Kitchen, 4 Beds & Bathroom
- Good Sized Rear Garden & Garden/Store Sheds & Permit Parking
- Ideal Private Family Home/Investment
- Viewing Recommended

**General Description**

**EPC Rating: C69**

\*\* ON LINE AUCTION MON 29th July TO WEDS 31st July 2024 - GUIDE PRICE £99,000+ \*\* - A deceptively spacious mid terraced 4 bedroom town centre property requiring total upgrading/modernisation works offering huge potential. Conveniently located on a quiet no through street being within easy walking distance to town centre with shops, cinema, cafe's, schooling, rail station etc. Affords good sized accommodation including 2 reception rooms, kitchen. store. 4 beds and bathroom. Outside is a raised garden with store sheds and permit parking.

**Tabernacle Terrace, Carmarthen, Carmarthenshire.**

## Property Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £99,000+ \*\* This Auction will be held by our joint Auctioneers - Auction House Wales [www.auctionhouse.co.uk/wales](http://www.auctionhouse.co.uk/wales)\*\* Bidding will open at 12 Noon on Monday 29th July 2024 and will run until 12 Noon on Wednesday 31st July 2024.

A prime opportunity of acquiring a town centre property offering huge potential being ideal as a private family home or alternatively for investment purposes. The property occupies a mid terraced position on a popular quiet 'no through' street within the popular town of Carmarthen being within easy walking distance to all amenities.

The property which is deceptively spacious requires total upgrading/modernisation works, and on completion would provide a lovely family home located in a popular area of the town. The accommodation currently provides hallway, 2 main reception rooms with an additional store room at rear, kitchen area with access to back garden. First floor provides 4 bedrooms with bathroom off rear landing.

Outside there is a raised walled in rear garden laid to lawn with patio area and shrubbery leading up to useful garden store at rear. Additional store shed adjoining the house ideal as freezer room etc.

CTFAUC

### Entrance Hall

Front entrance door, radiator, door to:

### Living Room (15' 04" x 11' 09" ) or (4.67m x 3.58m)

Most spacious room with high ceiling, radiator, window to front.

### Inner Hallway

Stairs to first floor, under stair cupboard, doors to:

### Dining Room/Reception Room (12' 08" x 12' 03" ) or (3.86m x 3.73m)

Timber flooring, radiator, window to rear.

### Store Room (10' 06" x 9' 02" ) or (3.20m x 2.79m)

Radiator.

### Kitchen (19' 01" x 8' 01" ) or (5.82m x 2.46m)

Range of base and wall cupboards with sink unit and mixer tap, cooker space, radiator, tiled flooring, sky window, rear exterior door.

### First Floor Landing

Sky window, doors to:

### Bedroom 1 (12' 10" x 12' 08" ) or (3.91m x 3.86m)

Window to front, radiator.

### Bedroom 2 (12' 09" x 11' 0" ) or (3.89m x 3.35m)

Window to rear, gas boiler (not tested), radiator.

### Bedroom 3 (9' 03" x 7' 0" ) or (2.82m x 2.13m)

Window to rear, radiator.

### Bedroom 4 (9' 04" x 5' 11" ) or (2.84m x 1.80m)

Window to front, radiator.

### Bathroom (5' 10" x 5' 0" ) or (1.78m x 1.52m)

Three piece suite comprising bath with shower over (not tested), WC, wash basin, fully tiled walling.

### Outside

Permit car parking to front with steps to rear leading up to good sized walled in garden requiring landscaping. Mature lawn area with patio and shrubbery, garden store at rear with store shed adjoining the house.

### Broadband & Mobile Signal

Ultrafast broadband is available in the vicinity, mobile phone signal is deemed to be good in the area - more information is available from your network provider.

### Services

Mains electricity, mains water, mains gas, mains drainage, gas central heating and double glazing.

### Tenure

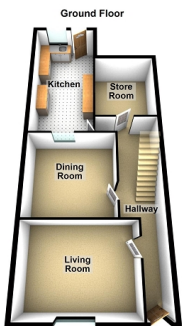
Freehold

### Council Tax

C

### Directions

Proceed past the modern shopping centre on your left and continue along another 250 yards and take the next left turning onto Waterloo Terrace. Continue up for



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

