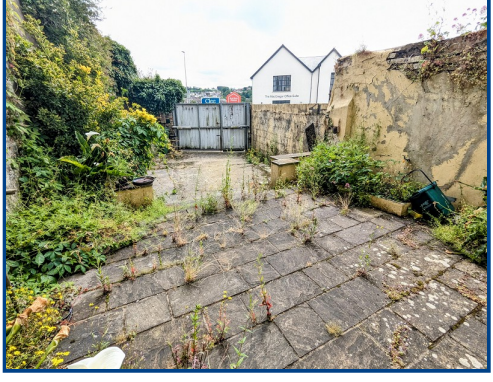
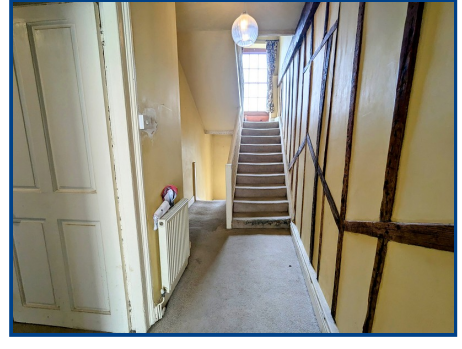


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales



11 Quay Street Carmarthen Carmarthenshire.

Guide Price **£119,000**



- Period 4 Bed Terraced Town Centre Property
- On Line Auction - Weds 31st July 2024
- Popular Town Location Close To Nott Sq & Shops
- Great Potential To Convert Into Flats/Apartments (STC)
- Requires Upgrading/Modernisation
- Arranged On 4 Floors & Gas Central Heating
- Original Character Features
- Would Ideally Provide One Large Family Home
- Rear Courtyard/Small Patio Garden & Parking
- Grade II Listed & Character Accommodation

General Description

**** ON LINE AUCTION MON 29th July TO WEDS 31st July 2024 - GUIDE PRICE £119,000+ **** -A most substantial period mid terraced 4 bedroom town centre property located within a popular and convenient area of Carmarthen town, being only a mere 2 minute walk to the castle, Knott Square and shops etc. The property which is grade II listed requires upgrading and modernisation having great potential to use as one large family home or convert into self contained apartments with excellent letting potential (STC). Rear courtyard/patio/garden area and parking.

EPC Rating: E51

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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.

Quay Street, Carmarthen, Carmarthenshire.

Property Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £119,000+ ** This Auction will be held by our joint Auctioneers - Auction House Wales 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.

An ideal opportunity of acquiring a most conveniently positioned town centre property conveniently located on Quay Street close to all amenities and facilities. The property is arranged on 4 floors offering spacious accommodation with gas fired central heating, and the accommodation requires some upgrading works. On completion of works the house would be a lovely family home or alternatively could be converted into self contained apartments with great letting potential (STC).

The accommodation provides kitchen/dining/living area on the lower ground floor with large living room, 4 bedrooms and family bathroom on the upper floors together with useful fully boarded loft room again offering conversion potential (STC).

Outside there is rear walled in courtyard/patio garden ideal for relaxing and car parking space with large gates.
CTFAUC

Entrance Hall

Solid timber front entrance door, stairs to both first floor and lower ground floors, radiator, doors to:

Bedroom 1 (14' 01" Max x 13' 01" Max) or (4.29m Max x 3.99m Max)

Currently used as bedroom but could be used as living room, irregular shaped room, beamed ceiling, 2 windows to front.

Bathroom (11' 07" x 10' 06") or (3.53m x 3.20m)

Suite comprising shower cubicle, WC, wash hand basin, bath, timber flooring, radiator, built in airing cupboard, windows to rear.

Lower Ground Floor.

Approached via staircase from the entrance hallway leading down to:

Open Plan Kitchen / Dining / Sitting Room (24' 0" x 18' 11") or (7.32m x 5.77m)

Fitted with a range of timber base and eye level cupboards with work top surfaces over, 1.5 bowl single drainer sink unit with mixer tap, tiled surrounds, timber boarded flooring, built in dishwasher, gas cooker range with oven, grill and canopy hood over (not tested), integrated fridge and washing machine, 2 radiators, dining/sitting area provides brick built feature fireplace with timber mantle, glazed French doors to rear courtyard area, character beamed ceiling with feature pillar beam, small lobby area with gas fired central heating boiler which runs the basement and ground floors, separate rear entrance door.

Quay Street, Carmarthen, Carmarthenshire.

First Floor Landing

Stairs to second floor, doors to:

Living Room (18' 11" x 13' 07") or (5.77m x 4.14m)

Could be used as a bedroom, original fireplace and surround, double aspect windows (one with original internal shutter), radiator, beamed ceiling.

Bedroom 2 (11' 10" x 11' 06") or (3.61m x 3.51m)

Currently used as study, original fireplace and surround, radiator, window to rear.

Second Floor Landing

built-in store cupboard, door to:

W.C.

With WC and wash hand basin.

Bedroom 3 (17' 09" x 13' 02") or (5.41m x 4.01m)

Double aspect windows, velux window, under eaves storage, original fireplace with tiled insets, radiator.

Bedroom 4 (12' 10" x 9' 04") or (3.91m x 2.84m)

Window to rear, radiator, alcove shelving, built in cupboard housing the gas central heating boiler running the 1st and 2nd floors.

Attic Room

Approached via timber staircase from bedroom 3, fully boarded timber flooring, velux window, potential to convert into further living accommodation (STC).

Externally.

Rear courtyard area/small patio garden area ideal for relaxing with car parking space being all enclosed with large entrance vehicle gate at rear. Very safe for children and pets.

Tenure

We are advised that the property is freehold.

Council Tax

The property is listed in band E.

Broadband and Mobile phone

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

Tenure

Freehold

Council Tax

E

Directions

Exit through Notts Square, proceed down St Mary Street, turn left into Quay Street (opposite Plume of Feathers public house). Number 11 is located further along on the left hand side.

