



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

**31 St Catherine Street
Carmarthen
Carmarthenshire.**

Guide Price £65,000



- **** ON LINE AUCTION - MONDAY 8TH DEC - WEDS 10TH DEC 2025**
- Convenient 2 Bedroom Town Centre Property
- Requires Total Modernisation/Upgrading Works
- Ideal For 1st Time Buyers Or Investment Property
- Excellent Potential On Offer
- Entrance Lobby, Living Room, Kitchen, Bathroom, 2 Beds
- Close Proximity To Glangwli Hospital
- Rear Enclosed Garden/Patio Area & Garden Shed
- NO CAR PARKING
- VIEWING RECOMMENDED

General Description

**** ON LINE AUCTION MON 8th DECEMBER TO WEDS 10th DECEMBER 2025 - GUIDE PRICE £65,000+ **** - An ideal investment 2 bedroom town centre mid terraced property located within easy walking distance to town centre offering a good range of amenities. The property does require total modernisation/upgrading works offering excellent potential, being ideally suited for the first time buyer or buy to let purposes. Outside there is raised enclosed garden/patio area to sit out and relax with garden shed - NO CAR PARKING.

EPC Rating: G10

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

Important notice

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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.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

St. Catherine Street, Carmarthen, Carmarthenshire.

Property Description

****TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £65000+ **** 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 10th December 2025 and will run until 12 Noon on Wednesday 10th December 2025*

A prime opportunity of acquiring a conveniently positioned town centre 2 bedroom property having excellent potential, being within easy level walking distance to shops, schooling, cafe's and the modern shopping centre and cinema. The property does require total modernisation/refurbishment works, and would be ideally suited to the first time buyer or investment purposes.

The accommodation benefits from full double glazed windows and provides entrance lobby, living room, kitchen/breakfast room, downstairs bathroom, 2 bedrooms. Outside there is steps leading up to enclosed garden/patio requiring landscaping works being an ideal place to relax and enjoy. There is no official car parking with the property.
CTFAUC

The property is approx. 1 mile from QE high secondary school and 1.5 miles from Glangwili general hospital being easily accessible to bus and railway stations and the M4 dual carriageway connection.

Entrance Lobby

Double glazed front entrance door, stairs to first floor, door to:

Living Room (11' 11" x 10' 01") or (3.63m x 3.07m)

Window to font, fireplace with gas fire (not tested), door to:

Kitchen / Breakfast Room (12' 08" x 10' 0") or (3.86m x 3.05m)

Fitted base and wall cupboards with sink unit, cooker space, plumbing for washing machine, fireplace with gas fire (not tested), walk in under stair cupboard, electric oven, hob and hood over (not tested), door to:

Rear Hall

Built in airing cupboard, rear exterior door, door to:

Bathroom (10' 03" x 4' 05") or (3.12m x 1.35m)

Three piece suite with shower over bath, fully tiled walls and floor.

First Floor Landing

Doors to:

Bedroom 1 (11' 11" x 10' 03") or (3.63m x 3.12m)

Window to front, electric radiator (not tested), door to small room giving access to loft space.

Bedroom 2 (12' 09" x 10' 01") or (3.89m x 3.07m)

Window to rear, electric radiator (not tested).

Outside

Rear enclosed garden/patio area with steps leading up needing landscaping works, being an ideal place to sit out and relax. Garden shed, with no car parking available.

St. Catherine Street, Carmarthen, Carmarthenshire.

Broadband and Mobile phone

Mobile phone signal deemed to be good in the area. Broadband available in vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Proceed up through Lammas Street to the very end until arriving at a mini roundabout in front of the Carmarthen Quins Rugby Club. Take the 3rd exit onto St, Catherines street and the property will be found further along on the left just after Cawdor Cars.

