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25 Orchard Street, Carmarthen, Carmarthenshire, SA31 1DA

Online Auction Guide Price £99,000

FOR SALE BY ONLINE AUCTION ON THURSDAY 2ND APRIL 2026 unless sold previously or withdrawn beforehand. A sought after spacious approx. 1,087 sq ft MID-TERRACED freehold house located within easy walking distance of Carmarthen town centre and ideal for prospective buyers looking for convenience. The property comprises a comfortable LIVING ROOM, A KITCHEN, DINING ROOM, 3 FIRST FLOOR BEDROOMS, A RECENTLY UPGRADED SHOWER ROOM, a low maintenance rear courtyard and benefits from full mains GAS FIRED CENTRAL HEATING and partial DOUBLE GLAZING. There is no off-road parking but being so close to the town centre, a car would not be essential but annual permits are available from the council if needed. EMPTY PROPERTY – NO ONWARD CHAIN. EPC Rating: E.

LOCATION & DIRECTIONS

What3Words location: ///sentences.soil.lately Very conveniently set on Orchard Street and within walking distance of the centre of one of the oldest towns in Wales, with its strong Roman heritage. Straddling the River Towy, Carmarthen is the county town and offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, new shopping centre, a Leisure Centre, 2 secondary schools, the Carmarthen Campus of The University of Wales, Trinity Saint Davids etc. Marks & Spencer is literally a couple of minutes level walk away. Swansea is approx 30 minutes away by car, while Cardiff is approx an easy hours drive away along the M4. From Marks & Spencer cross the road to the far end of St John Street car park and the property will be seen on the right - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was originally built of traditional solid stone, with a more recent 2 storey brick / block cavity rear extension with elevations rendered and painted under a pitched slated roof to provide the following spacious accommodation. FRONT ENTRANCE LOBBY (5' x 3'8") with a door to the living room.

LIVING ROOM

14'10" max x 13'5" (4.54 max x 4.09)



A good sized room with a large picture window to the front and a wall mounted mains gas fire. We are informed the gas fire was serviced annually by British Gas and was last serviced in Winter 2024.

DINING ROOM

14'1" x 7'7" (4.31 x 2.33)



Having French doors to the rear courtyard, a good sized dining area and a walk-in understairs cupboard.

KITCHEN

9'6" x 9'1" (2.91 x 2.78)



Fitted with a range of matching base and eye level units inc a single drainer stainless steel sink, ample Formica type worktops, space for a fridge / freezer and neatly set wall-mounted mains gas boiler for both the central heating and domestic hot water.

FIRST FLOOR

With a skylight and good sized double airing cupboard housing the copper hot water cylinder.

REAR DOUBLE BEDROOM 1

14'5" x 8'4" (4.40 x 2.56)



SHOWER ROOM

9'4" x 5'2" (2.86 x 1.59)



FRONT BEDROOM 2

15'2" x 7'9" (4.63 x 2.37)



Upgraded in 2022 with Respotex paneled walls and fitted with a modern white 3-piece bathroom suite comprising a corner shower cubicle, a WC and pedestal washbasin. Wall mounted heated towel rail.

EXTERNALLY



FRONT SINGLE BEDROOM 3

11'5" x 5'4" (3.49 x 1.64)



The face of the property fronts directly onto Orchard Street, while to the rear there is a small enclosed courtyard. Please note there is no rear pedestrian or vehicular access.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Partial upvc double glazing - the back windows are not double glazed. We understand the loft is insulated but not boarded.

With a loft access. We are informed the Loft is insulated but not boarded.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand that the property is in Band C and the Council Tax payable for the 2025 / 2026 Financial Year is £1,984 which equates to approx £165 a month.

REGISTERING FOR THE AUCTION

Before checking the Legal Pack or bidding, prospective buyers will firstly need to register. Please click on the listing on www.evansbros.co.uk (under the "Property Auctions" tab) and click on the "Log In / Register To Bid" button. All registered parties will be able to view the Legal Pack online free of charge and download copies for their solicitors if still interested. The auction is scheduled to end on Thursday evening the 2nd April 2026.

AGENTS NOTES

1. A reputable local Letting Agent informs us that "in reasonable condition, the property should rent for £750 a MONTH" ie £9,000 a YEAR on an Assured Tenancy. This works out at an approx 9% yield gross.

2. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) has been ordered and will be available soon from the auction page, once registered.

3. Although this property is to be sold by online auction, if needed, prospective buyers can still arrange surveys, gas and electrical safety inspections and mortgages, but will obviously need to arrange these at their own expense and BEFORE the auction date.

4. The Executors MAY consider a "pre-auction offer" and we therefore reserve the right to withdraw the property from the public auction at short notice if an acceptable pre-auction offer is made.

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

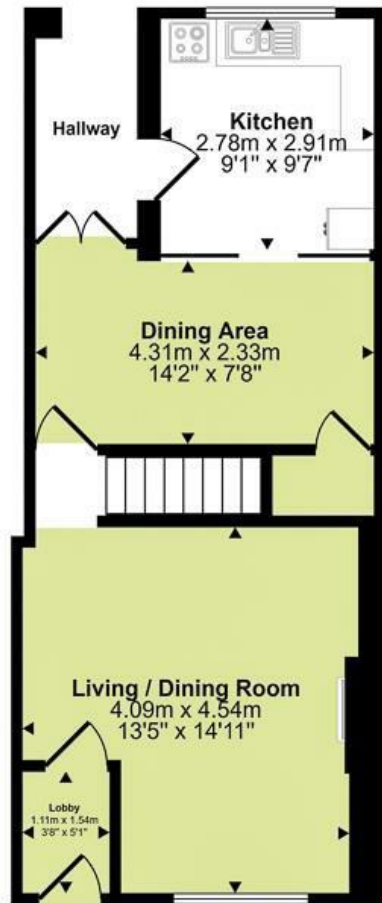
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price (which is confidential to the vendor and the auctioneer) is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

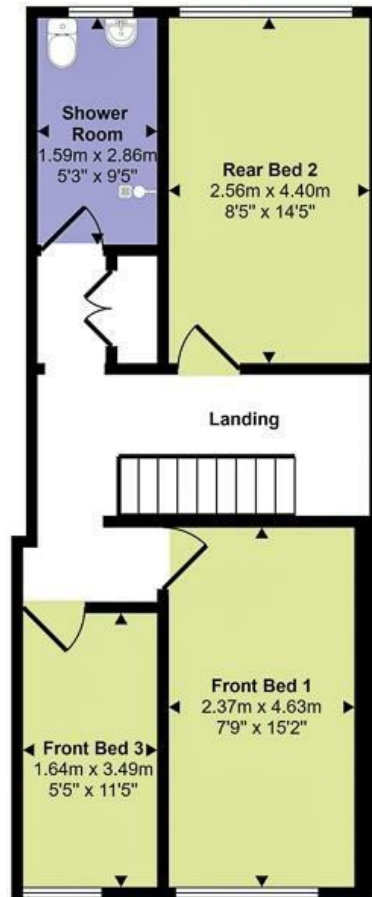
Please be aware that the "Guides" are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Following the fall of the virtual hammer contracts are exchanged and there is no going back!

Please check our website regularly at www.evansbros.co.uk or contact us on 01267 236611 for up to date information.

Approx Gross Internal Area
97 sq m / 1043 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 48 sq m / 512 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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