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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Ross Avenue
Carmarthen
Carmarthenshire

Offers In Region Of **£155,000**











- Conveniently Positioned Town Centre Property
- Delightful Far Reaching Views to Front
- Ideal Suited For FTB Or Investment Purposes
- Good Sized Corner Plot & Ample Car Parking
- Popular Location Within Carmarthen Town
- Hall, Living/Dining Room, Kitchen, 3 Beds & Bathroom
- Front & Rear Gardens To Relax & Enjoy
- Walking Distance To Town Centre
- Viewing Recommended

General Description

EPC Rating: D

A most pleasantly and conveniently positioned end terraced 3 bedroom house having a corner plot with delightful Tywi valley views, located within the busy and popular town of Carmarthen. A typical ex council authority house offering family sized accommodation being ideally suited for the first time buyer or investment purposes. Outside there is a car parking drive providing good parking space with car port leading to rear garden with garage.

Ross Avenue, Carmarthen, Carmarthenshire.

Property Description

An ideal opportunity for the first time buyer or investors to acquire a conveniently positioned town house with delightful far reaching views to the front. The property benefiting from part double glazing and gas fired central heating with good sized corner plot and ample car parking enjoying lovely far reaching views.

The accommodation provides entrance lobby, open living/dining room, kitchen, with the first floor providing 3 bedrooms and bathroom
Outside there is a car parking drive with path leading to enclosed rear garden with car port and garage.

The property being an ex council authority dwelling located on a cul de sac estate of similar properties within the town of Carmarthen which offers a good range of amenities and facilities including schooling, modern shopping complex and cinema, restaurants, cafe's, rail station and the carriageway.

Entrance Lobby

Front entrance door, stairs to first floor, doors to:

Living/Dining Room (19' 08" x 11' 07") or (5.99m x 3.53m)

Double aspect windows, radiator, ornate fireplace and surround with gas coal effect fire.

Kitchen (19' 08" x 10' 11"Max Max) or (5.99m x 3.33m Max)

Range of fitted base and wall cupboards with sink unit, cooker space, plumbing for washing machine and dish washer, tiled floor, under stair cupboard, side exterior door.

First Floor Landing

Built in cupboard, doors to:

Bedroom 1 (11' 09" x 10' 03") or (3.58m x 3.12m)

Built in wardrobes, radiator, lovely views to front.

Bedroom 2 (13' 05" Max x 9' 0" Max) or (4.09m Max x 2.74m Max)

L shaped room with window to rear, radiator.

Bedroom 3 (10' 09" x 6' 02") or (3.28m x 1.88m)

Window to front with lovely views, radiator.

Ross Avenue, Carmarthen, Carmarthenshire.

Bathroom (7' 10" x 5' 06") or (2.39m x 1.68m)

Modern suite recently installed comprising bath with shower over, WC and wash basin, heated towel rail, laminate flooring.

Outside

The property benefits from a good sized corner plot with driveway providing good parking space leading up to lean to car port and garage at rear. Front and rear gardens to relax and enjoy with separate patio garden and lovely views to front.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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