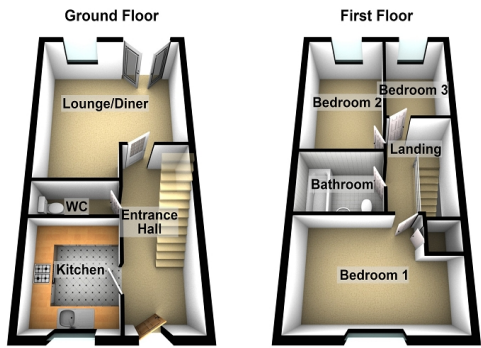




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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Waun Burgess
Carmarthen
Carmarthenshire.**

Offers In Region Of **£155,000**



- **** NO ONWARD CHAIN ****
- Modern Mid Terraced 3 Bedroom House & Potential
- Popular Edge of Carmarthen Town Location
- Walking Distance To Trinity College, Egin S4C Studios & Schooling
- Required Modernisation & Refurbishment Works
- Entrance Hall, Kitchen, WC, Living/Dining Room
- First Floor Provides 3 Bedrooms & Bathroom
- Car Parking Space & Rear Garden To Relax & Enjoy
- Ideal For First Time Buyers Or Investors Buy To Let
- Very Convenient Spot & Viewing Recommended

General Description

**** NO ONWARD CHAIN - IDEAL FOR FIRST TIME BUYERS OR INVESTORS BTL **** - A mid terraced 3 bedroom house located on a popular cul de sac estate within the village of Johnstown being on the edge of Carmarthen Town with excellent amenities and facilities. The property does require modernisation and refurbishment works offering great potential being within close proximity to the Trinity college and the S4C studios. Outside there is car parking and rear garden to relax and eniov.

EPC Rating: C75

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

Important notice

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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.

Tel: **01267 230 645**

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

Waun Burgess, Carmarthen, Carmarthenshire.

Property Description

Conveniently situated in a popular cul-de-sac of different style properties within an established residential estate within the village of Johnstown, on the outskirts of Carmarthen town, this three-bedroom mid-terraced property offers an excellent opportunity for first-time buyers or investors seeking a home with potential. Conveniently located close to local schools, Trinity College and the S4C Egin Studios, the property is ideally placed for a range of amenities and educational facilities. Requiring modernisation and refurbishment throughout, the house offers buyers the chance to put their own stamp on the property and create a home tailored to their tastes and requirements. Externally, the property benefits from a parking space to the front, while to the rear is a low-maintenance garden, providing an ideal space to relax and unwind. An appealing opportunity to acquire a property with great potential in a sought-after village location, within easy reach of Carmarthen town centre.

Entrance Hall (15' 05" x 6' 03") or (4.70m x 1.91m)

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

Kitchen (8' 08" x 7' 11") or (2.64m x 2.41m)

Fitted range of base and wall cupboards with sink unit, electric oven with gas hob and hood over, radiator, plumbing for washing machine, radiator.

Separate WC (8' 03" x 2' 11") or (2.51m x 0.89m)

WC and wash basin, tiled flooring

Living/Dining Room (14' 06" Max x 14' 11" Max) or (4.42m Max x 4.55m Max)

Most spacious L shaped room, French doors to rear garden, under stair store cupboard, radiator.

First Floor Landing

Doors to:

Bedroom 1 (14' 06" x 11' 05"Max Max) or (4.42m x 3.48m Max)

Window to front, radiator, over stair cupboard with radiator.

Waun Burgess, Carmarthen, Carmarthenshire.

Bedroom 2 (12' 01" x 7' 06") or (3.68m x 2.29m)

Window to rear, radiator.

Bedroom 3 (8' 09" x 6' 09") or (2.67m x 2.06m)

Window to rear, radiator.

Bathroom (8' 01" x 5' 07") or (2.46m x 1.70m)

Three piece suite comprising bath with shower over, WC, wash basin, heated towel rail.

Outside

The property benefits from car parking space to front of property with enclosed rear garden with artificial grass being an ideal place to relax and unwind, garden shed at rear.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultra fast 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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Directions

From the main traffic lights at Jonhstown proceed up towards the Trinity College for approx. 0.3 mile and the entrance leading into Waunburgess can be found further up on the right. Continue in and bear left at the back of the estate where the property will be found in on the left.

