



10 Ross Avenue, Carmarthen, SA31 1HX

Offers in the region of £115,000

An excellent opportunity to acquire this former local authority end-terraced property, ideally situated in a popular residential area on the outskirts of town.

The property would make an ideal purchase for first-time buyers looking to step onto the property ladder, or for investors seeking a buy-to-let opportunity.

The accommodation briefly comprises a living room, kitchen, and a useful utility room to the ground floor.

To the first floor there are two good-sized double bedrooms and a family bathroom.

The property benefits from gas central heating and double glazing.

Externally, to the rear, there is a terraced garden laid mainly to lawn with a patio seating area, enjoying lovely elevated views over the town and the lower Towy Valley.

Early viewing is recommended to fully appreciate the location and potential this property has to offer.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

Approached via a UPVC double glazed entrance door, stairs leading to first floor and part glazed door leading in to the living room

LIVING ROOM 13'6" x 11'2" (4.14m x 3.41m)



Window to rear elevation, radiator, feature fire surround housing a gas fire and glazed door leading into the kitchen.

KITCHEN 12'4" x 7'7" increasing to 9'7" (3.76m x 2.33m increasing to 2.94m)



Fitted with a range of wall and base units incorporating a single bowl double drainer stainless steel sink unit, fitted cupboard/larder with folding door, exterior door to rear, radiator, window to rear and exterior door to rear garden.
Door to utility



UTILITY ROOM 9'0" x 4'0" (2.76m x 1.23m)

Electric cooker point, plumbing for washing machine, wall mounted 'Vaillant' gas boiler, window to front and understairs storage.

FIRST FLOOR

Landing with window to front, radiator and doors off to

BEDROOM 1 13'7" x 8'11" (4.15m x 2.73m)



Window to rear with views, radiator, storage cupboard and airing cupboard with lagged hot water cylinder.



BEDROOM 2 11'4" max 9'3" (3.47m max 2.83m)



Window to rear, radiator and access to loft space.



BATHROOM



Panelled bath with shower over and screen, WC and wash hand basin, window to front, fully tiled and heated towel rail.



EXTERNALLY



The property has a sloping terraced front garden, steps leading down from the street to the front approach.

A side access pathway with a decorative stone border runs alongside the property, offering convenient access to the rear garden.

To the rear, the garden is also terraced and thoughtfully laid out to include both lawn and patio areas, ideal for outdoor seating and entertaining. The elevated position allows the garden to enjoy attractive views over the town and across the Towy Valley, creating a lovely setting to relax and take in the surrounding scenery.



SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

We are advised that the Council Tax Band is B

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of

contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

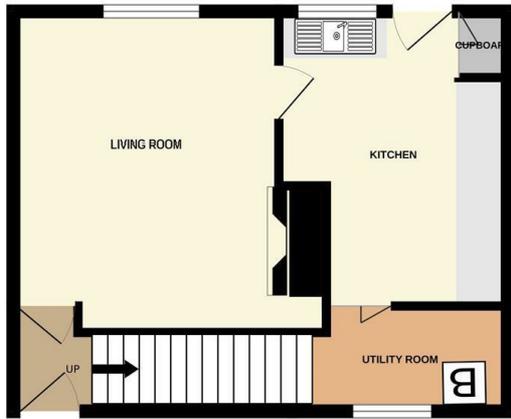
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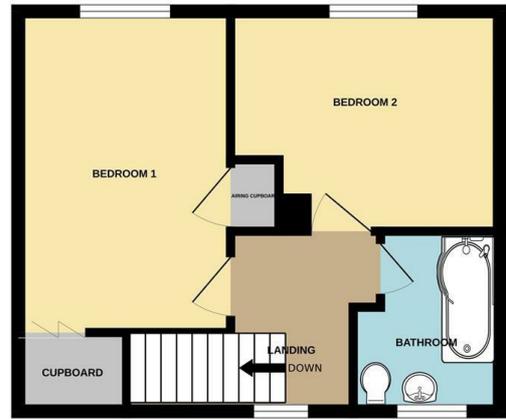
e mail sales@bj.properties

Floor Plan

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



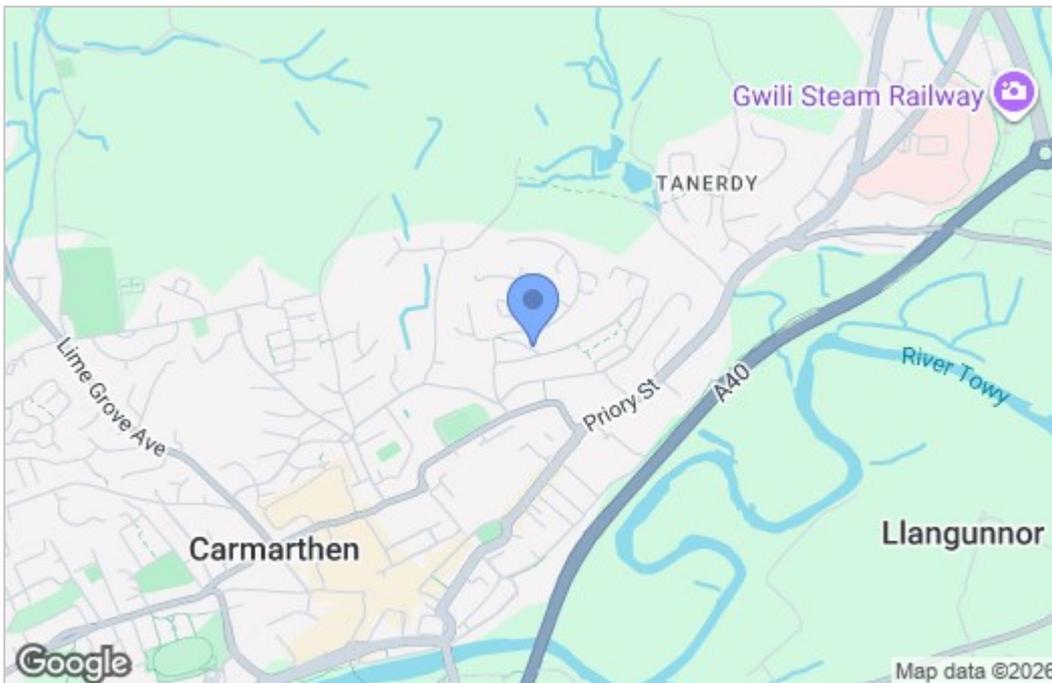
1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.