



43 St. Catherine Street, Carmarthen, SA31 3DY

Offers in the region of £110,000

This end terrace house presents a fantastic opportunity for first-time buyers or savvy investors.

The house is conveniently situated just a stone's throw from the town centre, providing easy access to local amenities, shops, and transport links. While the property is in need of complete improvement, it is brimming with potential, allowing you to put your own stamp on it and create a home tailored to your tastes.

Accommodation has the benefit of double glazed windows, gas central heating and briefly comprises entrance hallway, 2 reception rooms & kitchen with 3 bedrooms & bathroom on the first floor.

The enclosed rear yard is a notable feature, offering the possibility for off-road parking, which is a rare find in such a central location.

This outdoor space could be transformed into a delightful garden or a practical parking area, enhancing the property's appeal.

In summary, this end terrace house on St. Catherine Street is a promising project for those looking to invest in a property with great potential.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



With stairs to first floor, radiator and doors off to....

LIVING ROOM 12'2" x 10'2" (3.73m x 3.11m)



Window to front elevation, tiled fireplace and radiator.



SITTING/DINING ROOM 11'6" x 12'7" max (3.51m x 3.86m max)



Fireplace housing a gas fire, storage cupboard either side with one housing the Worcester Gas boiler, window to rear, radiator , understairs storage cupboard and door to kitchen.

KITCHEN 10'2" x 7'7" (3.11m x 2.32m)



Base unit with a single bowl single drainer stainless steel sink unit, a range of wall units, radiator, window to rear and exterior door to rear.

FRIST FLOOR



Half landing with door to bathroom , main landing with access to loft space and doors off to....

BEDROOM 1 10'4" max x 11'5" (3.17m max x 3.50m)



Window to rear, radiator and storage cupboard.

BEDROOM 2 9'1" max x 10'2" (2.77m max x 3.11m)



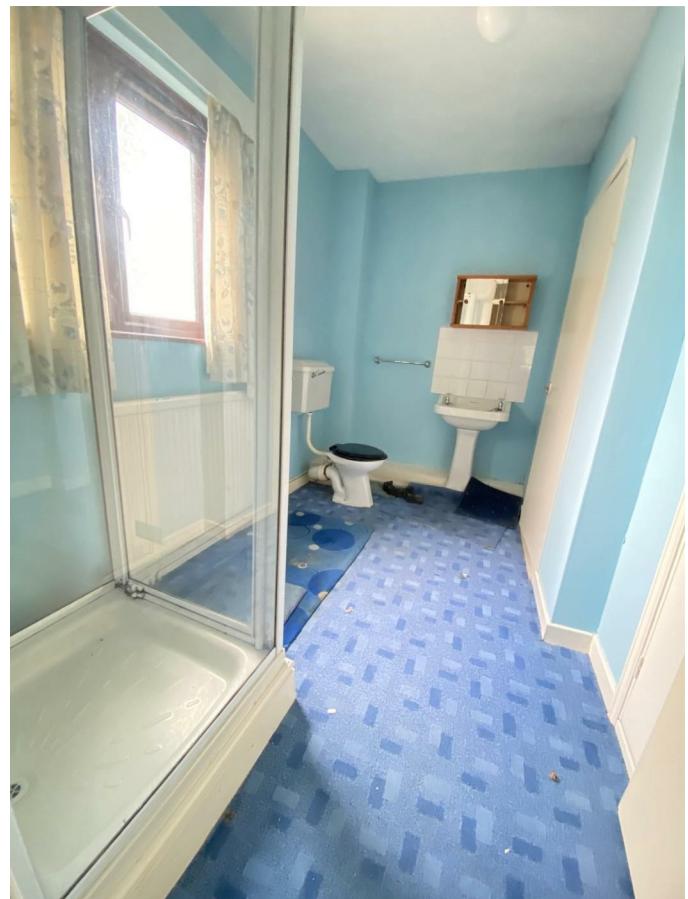
Window to front and radiator.

BEDROOM 3 9'6" x 5'10" (2.91m x 1.80m)



Window to front and radiator.

BATHROOM



Shower enclosure, WC and wash hand basin, range of fitted storage cupboards with shelving, radiator and window to rear with opaque glass.

EXTERNALLY



Gated access leads to an enclosed rear yard laid with paving slabs. There is potential for off road parking by removing a wall as we understand there was a garage on the site previously

Cold water tap



SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

We are advised that the Council Tax Band is C

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

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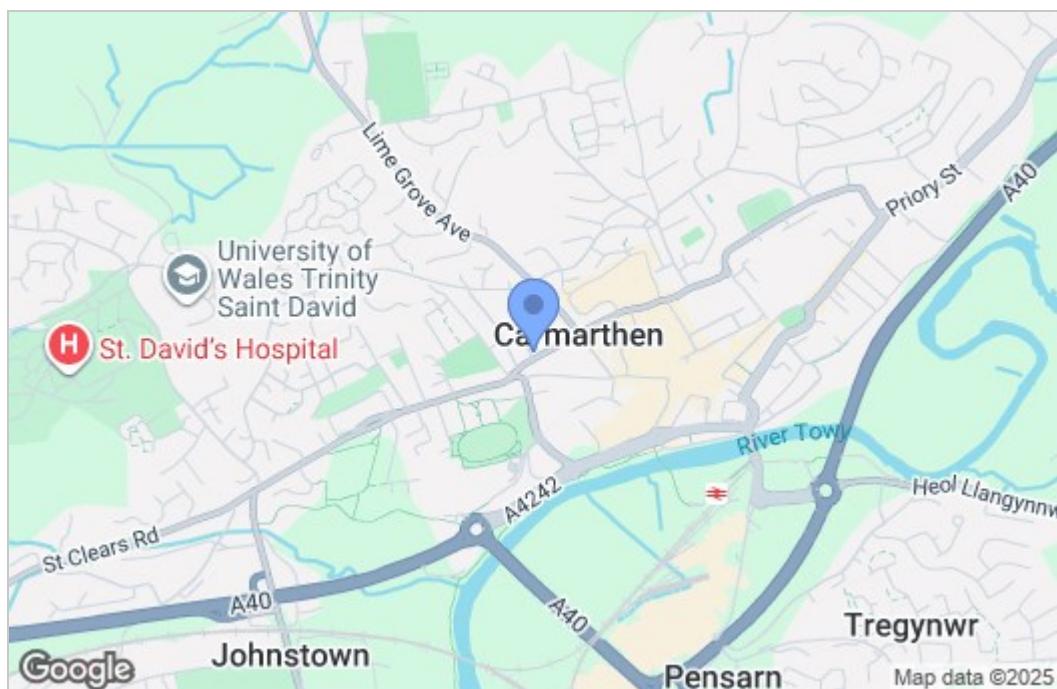
e mail sales@bj.properties

Floor Plan

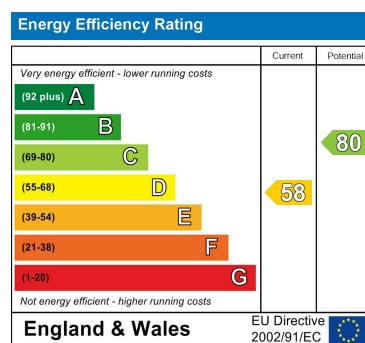


TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and fixtures mentioned 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



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.