



## **3 Prosser Close, Carmarthen, SA31 1JB**

**Offers in the region of £119,000**

Former local authority house, recently updated, situated in an elevated position on the outskirts of Carmarthen, enjoying far-reaching views over the town and up the Towy Valley.

The property offers well-proportioned living space that briefly comprises:

Living Room, Kitchen / Dining Area – Recently fitted kitchen with space for dining;

Utility Area – Practical utility space with additional storage.

Two good-sized bedrooms and Modern recently updated bathroom with contemporary fittings.

Double Glazed Windows, Gas Central Heating, Solar Panels .

Front & Rear Gardens.

This property represents an excellent investment opportunity or a perfect first home. With its strong rental appeal, low running costs (thanks to the solar panels), and attractive setting.

### RECEPTION HALLWAY

With stairs to first floor, radiator and door to living room.

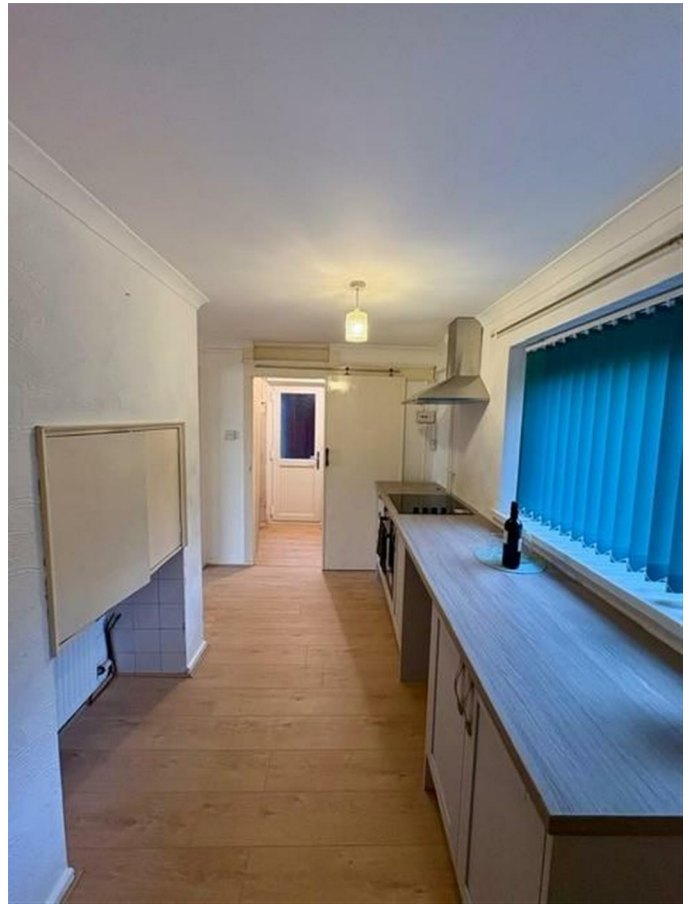
LIVING ROOM 14'9" max x 11'6" (4.50m max x 3.52m)



Window to front elevation, radiator, tiled fireplace and door to kitchen,



KITCHEN/DINING ROOM 13'9" x 7'9" (4.20m x 2.37m)



Recently fitted range of base units with electric oven, hob and extractor over, window to rear, recess with radiator and, storage cupboard and sliding door to utility area.





UTILITY AREA 7'7" x 3'9" (2.33m x 1.15m)



FIRST FLOOR



Single bowl single drainer stainless steel sink unit with base cupboard, UPVC side entrance door and understairs storage area.



Landing with access to loft space, window to side elevation, radiator and doors off to.....

BEDROOM 1 14'9" x 9'3", (4.52m x 2.84,)



Window to front with views of the surrounding area, radiator, storage cupboard and cupboard housing the Gas Boiler.

BEDROOM 2 10'2" x 11'3" (3.10m x 3.43m )



Window to rear, radiator and built in wardrobes/storage cupboards



BATHROOM 6'4" x 5'8" (1.94m x 1.73m)



Panelled bath with shower over and screen, vanity unit and WC, radiator, medicine cabinet and window to rear.



EXTERNALLY 6'11" x 4'11" (2.12m x 1.52)



Steps lead up to the front of the property with gated access opening onto a sloping front garden, laid to lawn. Access to the rear is via a covered lean-to, fitted with UPVC double-glazed access doors and providing useful additional space, with a WC and store shed located off.

A timber garden shed offers further storage.

Gated access then leads to the rear garden, which gently slopes and is predominantly laid to lawn, providing an open and versatile outdoor space.







VIEW FROM THE FIRST FLOOR



### SERVICES

Mains water, drainage, gas and electric .

### 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.

### 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.

### 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.

### CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

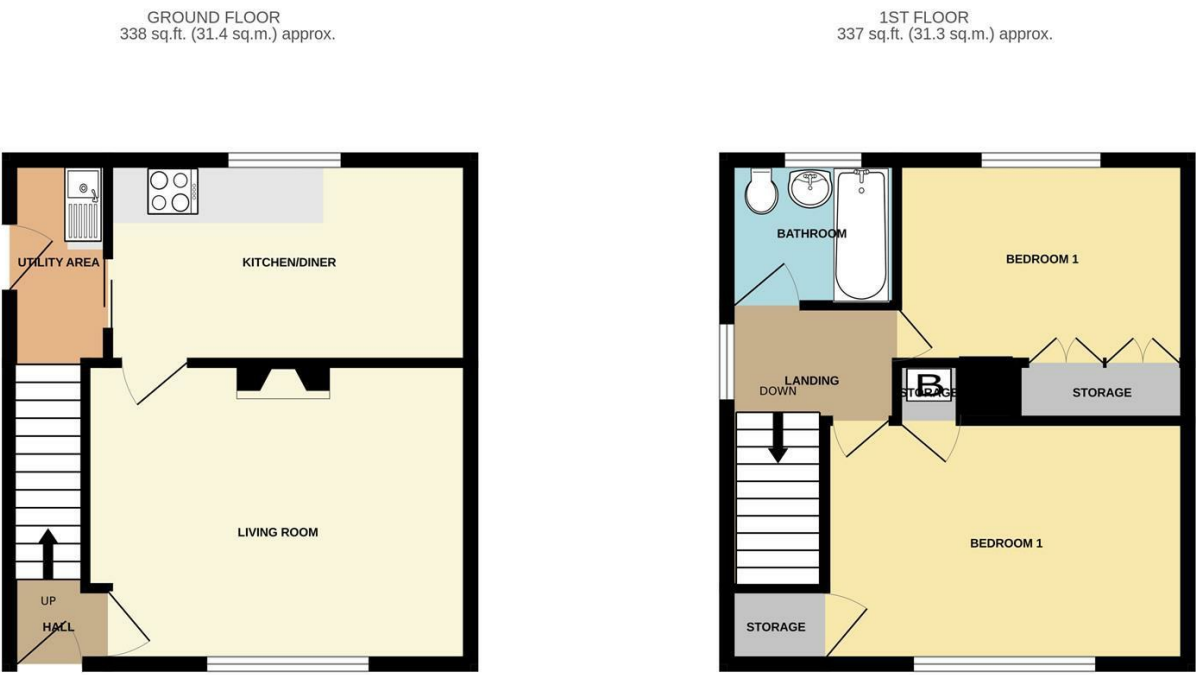
Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)



Floor Plan

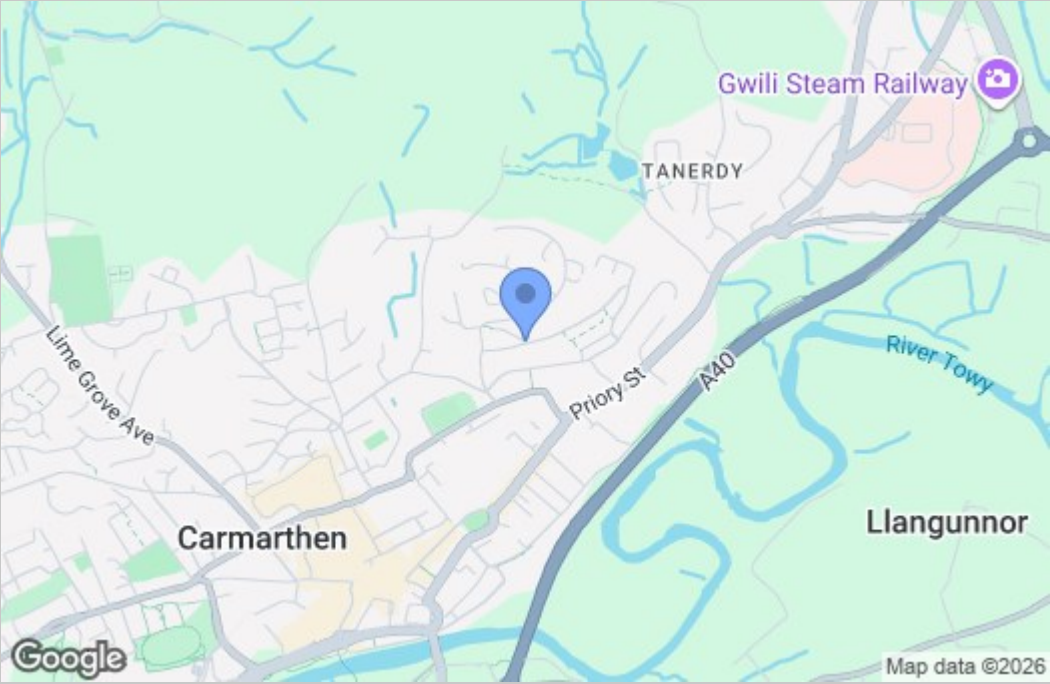


TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

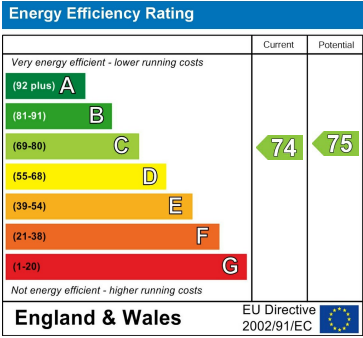
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.