

**NEW
INSTRUCTION**



2 Heol Spurrell, Carmarthen SA31 1TG

Asking price £55,000

**3 Bedroom Semi Detached Property
Lounge, Kitchen/Diner, Good Sized Gardens
Requires Refurbishment
Carmarthen Town Centre
Ideal Investment Opportunity**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A 3 bedroom semi-detached house, situated in a popular location within Carmarthen town. Requiring refurbishment but offering much potential with a good sized plot and on street parking available. Located within close proximity of several primary schools and being within walking distance to many shops and restaurants. Carmarthen has bus and rail stations with access to the M4 via dual carriageway connection.

HALLWAY

Entered via door, staircase to first floor, under stairs storage, radiator, doors to;

LOUNGE

16' x 11'3 (4.88m x 3.43m)
Double glazed windows to front and rear, airing cupboard housing hot water cylinder, fireplace, radiator.

KITCHEN/DINER

16' x 6' (4.88m x 1.83m)
External door to rear, double glazed windows to front and rear, space for fitted kitchen, stainless steel sink and drainer with mixer tap, radiator.

BATHROOM

6'2 x 5'3 (1.88m x 1.60m)
Double glazed obscured glass window to rear,

panelled bath, wash hand basin, high level WC, radiator.

FIRST FLOOR LANDING

Double glazed window to rear, doors to;

BEDROOM ONE

16' x 8'8 (4.88m x 2.64m)
Double glazed windows to front and rear, built-in storage cupboard, radiator.

BEDROOM TWO

13'1 x 7'8 (3.99m x 2.34m)
Double glazed windows to front, loft access, radiator.

BEDROOM THREE

8'4 x 7'9 (2.54m x 2.36m)
Double glazed window to rear, radiator.

EXTERNALLY

Gated pedestrian access with steps leading down to the front entrance, garden to front, pathway leads around the side of the property with further garden to side, enclosed rear garden and patio area

SERVICES

We are advised that mains services water, electricity, gas and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

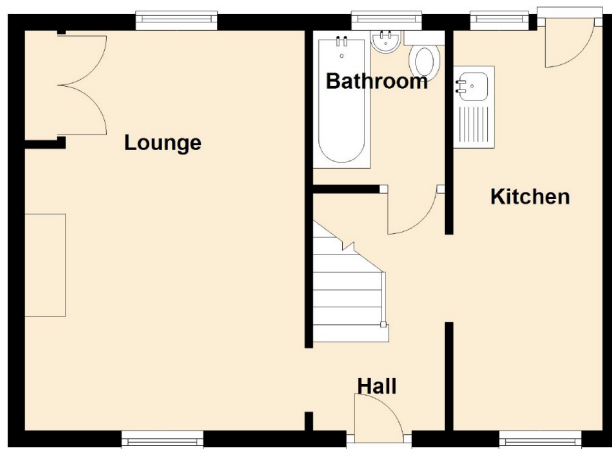
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office turn right into Water Street. Turn right at the traffic lights, proceed past Debenhams, then take the next left into Waterloo Terrace, continue on this road, bearing left onto Brewery Road. Heol Spurrell is the second road on the left. This property is situated on the left hand side as identified by our For Sale board

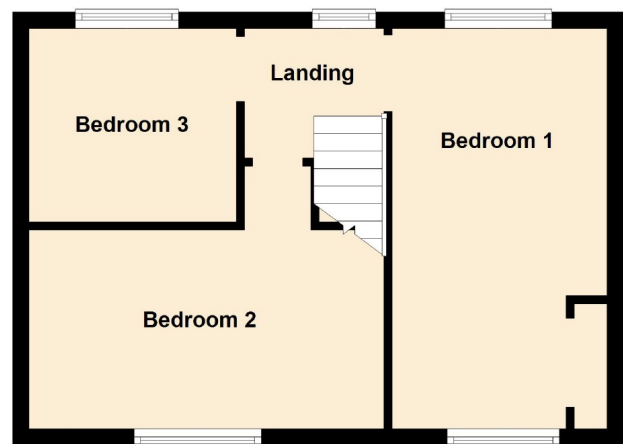
Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



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John.
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