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Tompkinson Francis

Chartered Surveyors, Valuers,
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14 Offices Across South Wales

Brewery Road,
Carmarthen,
Carmarthenshire

£80,000 - £100,000 GUIDE PRICE



- Rare Opportunity - Development Potential
- 4 Bedrooms * 2 Reception Room House In Need Of Full Modernisation
- Parking & Garden Area
- Additional Stone Building With Development Potential STP
- Close To The Centre Of Carmarthen
- Ideal Investor / Building Project
- Former Brewery Buildings * First Time On The Market Since _____



Ref: PRC10804

Viewing Instructions: Strictly By Appointment Only

Tel: 01267 230 645
Email: carmarthen@ctf-uk.com



General Description

**** FOR SALE BY PUBLIC AUCTION ON 13TH MARCH 2019****An amazing development opportunity to acquire a centrally located development project inc a 4 bed house, large stone building plus garden & parking area. All in need of full renovation. Early viewing essential - ideal investor/building project.

Accommodation

Entrance Hall

Via UPVC door to the front elevation & providing access to both sitting room and:

Sitting Room (16' 7" x 10' 8") or (5.06m x 3.24m)

Window to the front elevation benefiting from distant rural views.



Living Room (13' 5" x 11' 0") or (4.09m x 3.36m)

Window to the front elevation, gas fire (not tested), wooden staircase to the first floor & door to:



Kitchen (15' 11" x 8' 7") or (4.85m x 2.62m)

Fitted with a range of kitchen cupboards, stainless steel sink unit, built in airing cupboard with hot water cylinder (not tested) window to the front elevation & door to:

Utility Room (12' 7" x 9' 11") or (3.84m x 3.02m)

Door to the rear elevation, access to the bathroom & back stairs case leading to the first floor.



Bathroom

Comprising a low level flush toilet, pedestal wash hand basin & bath plus obscure glazed window to the front.

First Floor

Providing access to:

Bedroom 1 (12' 0" x 16' 4") or (3.65m x 4.99m)

Window to the front elevation.

Bedroom 2 (16' 7" x 11' 8") or (5.05m x 3.56m)

Window to the front elevation enjoying distant views.

Bedroom 3 (10' 8" x 16' 6") or (3.24m x 5.04m)

An L shape design with window to the front elevation.

Bedroom 4 (10' 8" x 11' 11") or (3.25m x 3.64m)

Window to the rear elevation.

Externally.

Garden area to the rear.

Services

We are advised mains water, drainage, electricity and gas are connected.

Tenure

We are advised the property is Freehold however potential purchasers should gain verification from their solicitors.

Services

EPC Rating:47

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

Directions

Exit Carmarthen along Richmond Terrace onto Francis Terrace, turning right into Waterloo Terrace, proceed up this road and the property can be found on the right hand side, identified by our For Sale board.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.