

[www.evansbros.co.uk](http://www.evansbros.co.uk)

OnTheMarket.com

5 NOTT SQUARE, CARMARTHEN, CARMS, SA31 1PG

Tel: (01267) 236611 & 237721 Fax: (01267) 238526 E-mail: [camarthen@evansbros.co.uk](mailto:camarthen@evansbros.co.uk)



**34 Y Talar, Tregynwr, Carmarthen, Carmarthenshire, SA31 2EA**

**Offers Around £86,500**

A very WELL PRESENTED, conveniently set modern mid terraced single fronted house in GOOD CONDITION (having recently been refurbished) and comprising 1 LIVING ROOM, FITTED KITCHEN / BREAKFAST ROOM, 2 FIRST FLOOR BEDROOMS (1 double) and a recently refitted BATHROOM. The property benefits from MAINS GAS CENTRAL HEATING, upvc DOUBLE GLAZING, easily kept grounds and on-street parking. Empty property - No onward chain.



## LOCATION & DIRECTIONS

Situated at O.S. Grid Ref SN 419 192 on a small estate on the outskirts of Carmarthen. Being the county town, Carmarthen offers a good range of amenities including a mainline train station, regional hospital, multi-screen cinema, numerous large supermarkets, 2 x secondary schools etc. From CARMARTHEN TOWN CENTRE proceed down Castle Hill (past County Hall) to the traffic lights and bear left over the bridge (next to the Railway Station). Continue over the roundabout and proceed for approximately 500 yards (past the Post Office Sorting Office) and continue up Babell Hill. At the top of Babell Hill - turn left into Tregynwr and take the road to the end - following the road around to the right. The property will be seen on the right - identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property is built of an internal steel frame with a block built external wall, under a pitched concrete interlocking tiled roof to provide the following comfortable accommodation. FRONT ENTRANCE LOBBY with a half glazed uPVC door to front and door to the Living Room.

## LIVING ROOM

16'11" x 11'5" (5.180 x 3.496)



With a gas fire in a wooden surround at one end and staircase to first floor.

## KITCHEN / BREAKFAST ROOM

11'11" x 11'6" (3.652 x 3.519)



Having a good quality range of modern base and eye level units incorporating a Zanussi oven, a 4 x ring gas hob, integrated dishwasher, 1 and a half bowl stainless steel sink and ample formica type worktops. Matching eye level units with an aluminium extractor fan. Large picture window to rear.

## REAR HALLWAY

11'2" x 4'7" (3.414 x 1.415)

With an UPVC rear door and good sized under stairs cupboard to the side.

## FIRST FLOOR

LANDING with a loft access.

## FRONT DOUBLE BEDROOM 1

16'11" x 8'9" (5.181 x 2.675)



## REAR BEDROOM 2

12'2" x 8'7" (3.725 x 2.617)



Having a built-in airing cupboard to one side.

## BATHROOM

8'10" x 8'2" (2.715 x 2.494)



Recently totally refitted with modern part tiled walls, and a white three-piece bathroom suite comprising a panelled bath (with a shower over) WC and washbasin.

## EXTERNALLY



To the front of the property there is an easily maintained lawn while to the rear there is an enclosed paved courtyard with a small store room off.

## SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full uPVC double glazing.

## COUNCIL TAX

We understand the property is in Council Tax band B and that the Council Tax payable for the 2020 / 2021 financial year is £1,296 which equates to approximately £108 per month before discounts.

## BOUNDARY PLAN

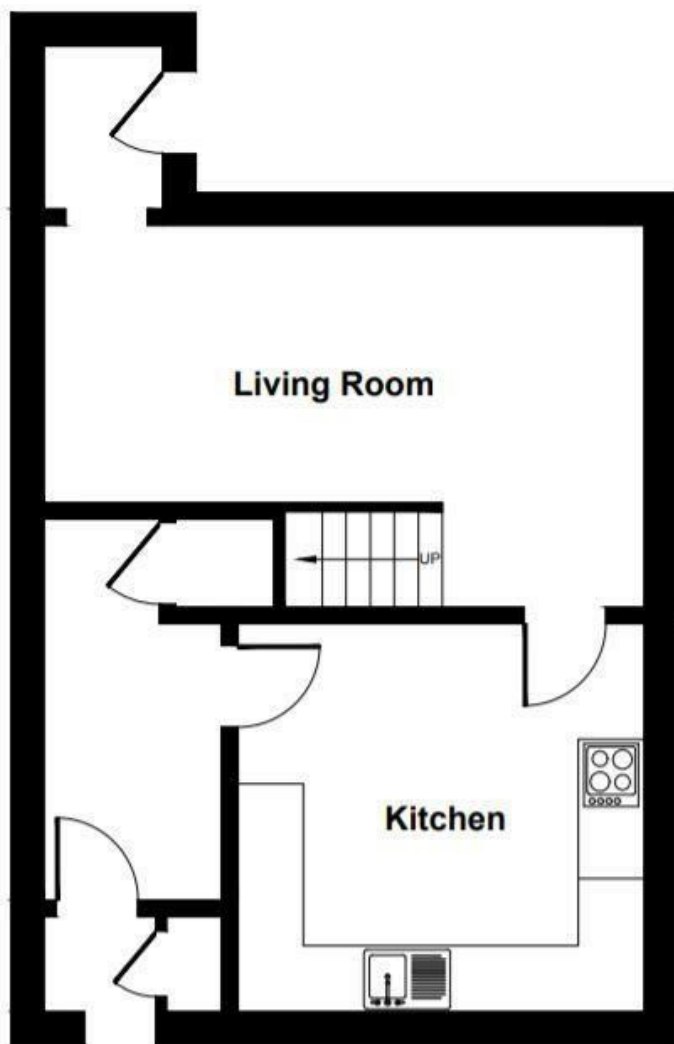


PLEASE NOTE THAT THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

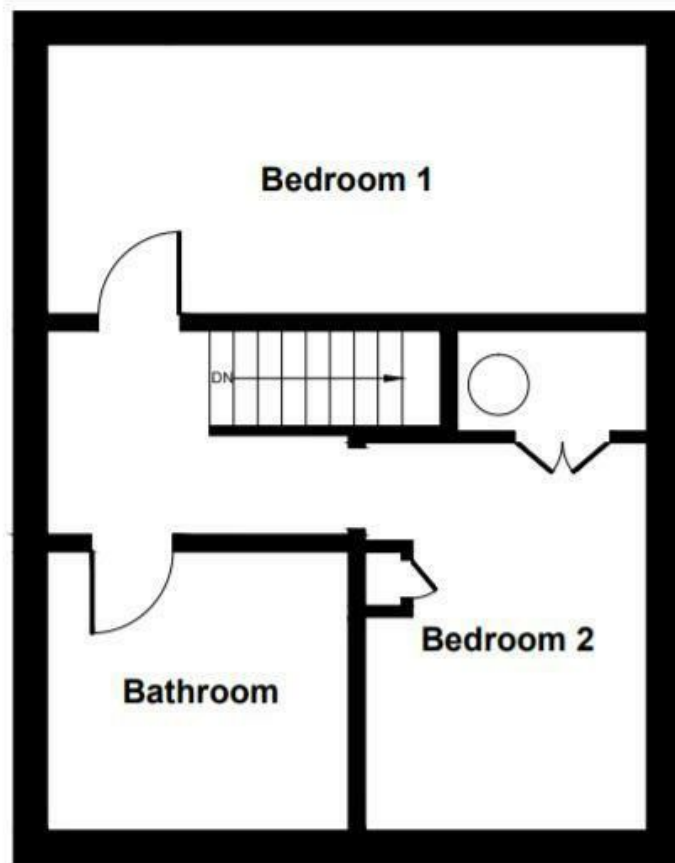
## AGENTS NOTES

1. This property is built of a steel framed inner leaf with a brick outer leaf. Details of the frame type etc are available from the agents on request.
2. The property is mortgageable. We know that Nat West Bank for one lend a properties of this type and we are sure there are others. Your mortgage broker should be able to advise on this.
3. We understand from the owner that they were getting £550 a month rent (ie £6,600 a year) which would give a Gross Yield of 7.75% per year. This compares very well with interest rates from High Street banks etc.





**GROUND FLOOR**



**FIRST FLOOR**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

**EVANS BROS.**

39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395

**EVANS BROS.**

MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444

**EVANS BROS.**

1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462