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**Llanwern St. Davids Avenue, Carmarthen, Carmarthenshire, SA31 3DN**

**For Sale By Online Auction. Guide Price: £190,000**

A very impressive charming well proportioned and conveniently located traditional DETACHED freehold house (believed to have been built in the 1930s) on a small private cul de sac within approx half a mile (15 minute walk) of Carmarthen town centre. Although habitable, the property DOES NEED UPDATING to bring it up to modern standards. The family sized house comprises 2 GENEROUS LIVING ROOMS, 3 / 4 BEDROOMS WITH MAINS GAS CENTRAL HEATING AND HAS ROOM TO EXTEND INTO THE ATTIC IF REQUIRED – subject to consent. The good sized grounds include a lawn / garden area, a detached SINGLE GARAGE / WORKSHOP, an additional hardstanding and storage sheds. Empty property - No onward chain. ONLINE AUCTION: 12TH APRIL 2023.



## LOCATION & DIRECTIONS

What 3 Words: Booth. Rams. Deputy. Quietly set at OS Grid Ref SN 404 203 on a short private lane off St David's Avenue, and just approx half a mile from Carmarthen town centre. Being the county town, Carmarthen offers a fantastic range of amenities inc a regional hospital, leisure centre, mainline train station, shopping centre, 2 secondary schools, multi-screen cinema etc. From John Street car park (in the centre of town) leave via the John Street entrance (by M&S) and turn right. At the Barn Road junction turn left and continue through 2 sets of traffic lights to the roundabout. Take the 3rd exit off the roundabout into St David's Avenue and proceed straight up to the end of the road. Where the council maintained road ends, a private road sweeps to the left and Llanwern is the second property on the left, identified by an Evans Bros "For Sale" board. private road. PLEASE NOTE THAT ALL VIEWINGS SHOULD BE APPOINTMENT ONLY.

## CONSTRUCTION

We understand the property was built in the 1930s of brick cavity walls, with elevations rendered and painted under a duo pitched slated roof to provide the following charming accommodation with several original features. FRONT ENTRANCE HALLWAY with a solid hardwood front door, feature wood block flooring and a staircase to the first floor.

## DOWNSTAIRS CLOAKROOM

6'11" x 2'11" (2.133 x 0.891)

Having a WC and a wall mounted wash hand basin.

## BAY FRONTED LIVING ROOM

14'0" x 11'10" (4.280 x 3.620)



Feature bay to the front, an open fire in a traditional tiled grate and wall mounted display shelving to all 4 walls.

## LOUNGE / DINING ROOM

17'0" x 13'10" (5.186 x 4.238)



A lovely room with a feature individual open fire in a hardwood surround, French doors to the rear tiled verandah.

## OPEN PLAN KITCHEN / BREAKFAST ROOM

18'5" x 10'0" (5.624 x 3.058)



With a part tiled floor and fitted with a traditional range of base and eye level units inc a stainless steel double drainer sink, ample formica type worktops, gas cooker, good sized dining area and aluminium side door.

## FIRST FLOOR

Spacious LANDING with a loft access (with a pull down ladder) a large double storage cupboard and a large walk in airing cupboard with fitted shelving and a Worcester combi boiler for both the central heating and domestic hot water.

## BAY FRONTED DOUBLE BEDROOM 1

14'0" x 11'11" (4.278 x 3.650)



Open fireplace in a traditional tiled grate, pedestal washbasin and picture rail.

## FRONT DOUBLE BEDROOM 2

13'11" x 10'6" (4.246 x 3.203)

## REAR DOUBLE BEDROOM 3

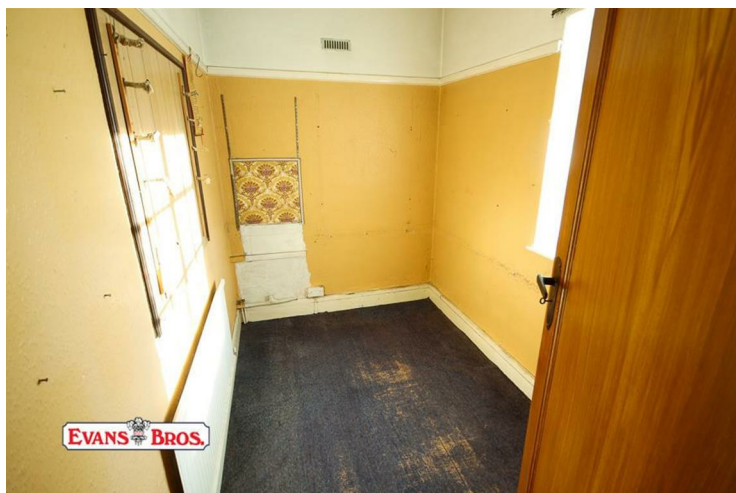
11'5" max x 10'1" (3.498 max x 3.097)



Having a picture rail.

## REAR SINGLE BEDROOM 4 / STUDY

9'11" x 6'5" (3.040 x 1.981)



## BATHROOM

7'10" x 5'7" (2.410 x 1.720)



Fully tiled and fitted with a white 2 piece bathroom suite comprising a panelled bath with a Triton electric shower over) a pedestal washbasin and aa stainless steel heated towel rail.

## SEPARATE WC

4'6" x 0'3" (1.391 x 0.0893)

With half tiled walls and a feature high level WC.

## EXTERNALLY



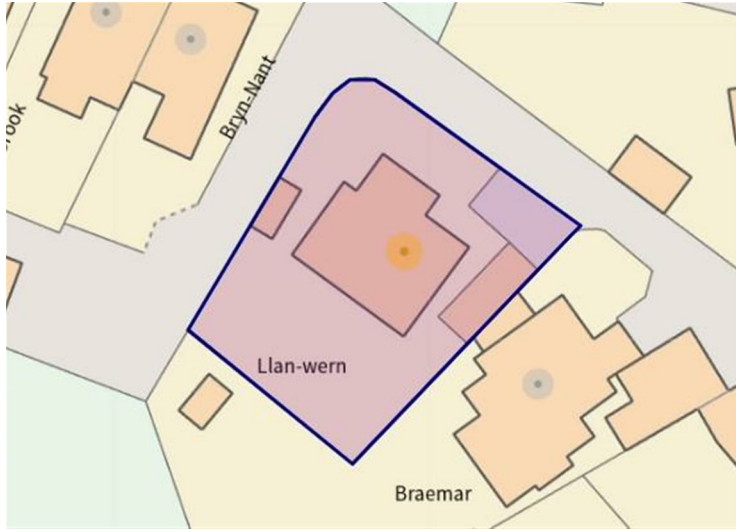
To the front, there is a small easily kept walled lawn and a path leading to the brick built SINGLE GARAGE / WORKSHOP measuring 24' 6" x 9' 6" with a small workshop at the rear. To the other side there is a small range of outbuildings - split into 3 with an outside toilet, coal store and store room, while to the rear,, there is an approx 54' x 30' enclosed rear lawned garden with a tiled VERANDAH and vegetable patch.

## SERVICES

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



## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

We understand the property is in Band F and that the Council Tax for the 2022 / 2023 Financial Year before discounts is £2,571 which equates to approx £214.25 a month before discounts.

## AGENTS NOTES

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) is available by e-mail, on request from any Evans Bros office or from the auction page once registered.
2. Viewings should be by appointment only.

## AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price (which is confidential to the vendor and the auctioneer) is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

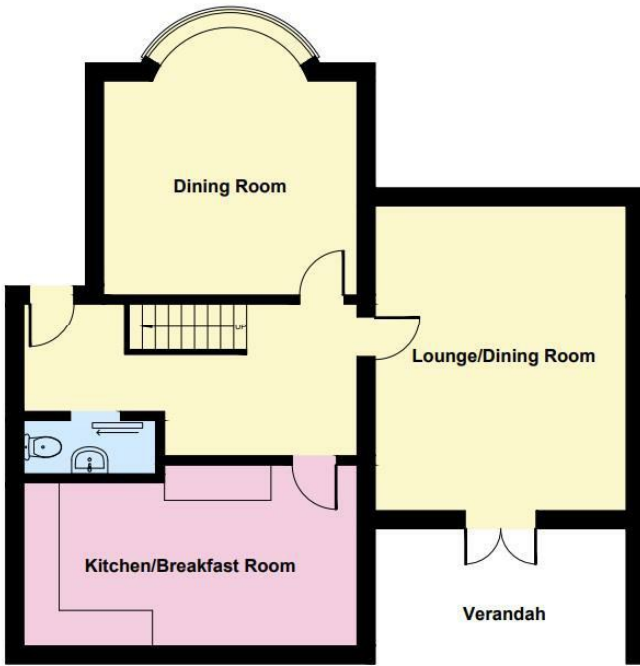
Please be aware that the “Guides” are provided as a n indication of each Seller’s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the

Auction). This reserve figure cannot be higher than 10% above a single figure guide. Following the fall of the hammer contracts are exchanged and there is no going back!

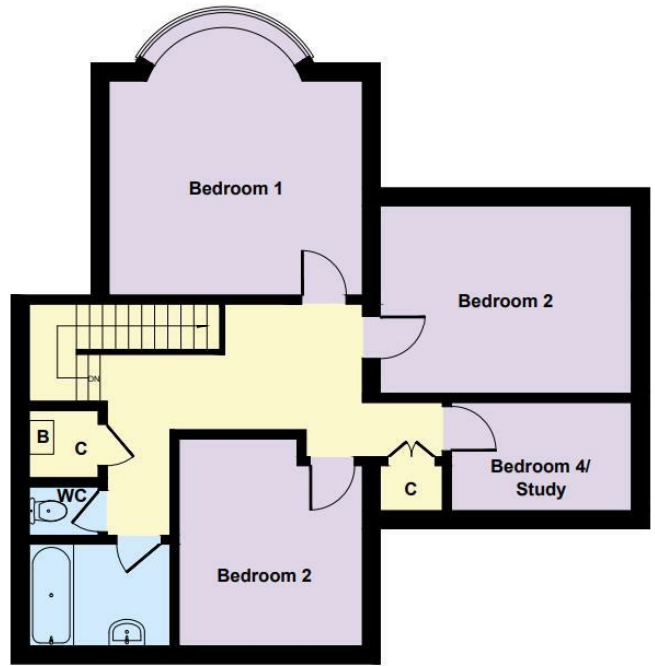
Please check our website regularly at [www.evansbros.co.uk](http://www.evansbros.co.uk) or contact us on 01267 236611 for up to date information.

## REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the listing on [www.evansbros.co.uk](http://www.evansbros.co.uk) (under the "Property Auctions" tab) and click on the "Log In / Register To Bid" button. All registered parties will be able to view the Legal Pack online and download copies for their solicitors if still interested. The auction is scheduled to end on Wednesday 12th April 2023 at 7:30 pm (subject to any bid extensions).



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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