

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



Hardstanding At, Nash Avenue, Tanerdy, Carmarthen, Carmarthenshire, SA31 2AX

By Auction £6,000

A chance to buy a concrete hardstanding on the edge of the county town of Carmarthen. The plot (which measures approx 47' x 10') has been previously used for storage but is now surplus to requirements and has access directly off Nash Avenue - a small conveniently set cul de sac directly opposite West Wales General Hospital. To be sold by online auction on Thursday 11th September 2025.

LOCATION & DIRECTIONS

What3Words location: ///kiosk.marathons.regarding Very conveniently set at OS Grid Ref SN 426 212 at the end of a sought after residential cul de sac on the edge of the county town of Carmarthen, being just an easy 3 minute walk from West Wales General Hospital and ¼ of a mile from Carmarthen by-pass for the M4 link at Cross Hands and only 1 mile from Carmarthen Town Centre. From the TOWN CENTRE proceed out along Priory Street and pass the petrol station on the left. At the roundabout, take the 1st turning off for Lampeter / Cardigan and after just approx 50 yards turn left into NASH AVENUE but take the lane immediately right. Proceed approx 150 yards and the hardstanding will be seen on the left.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY.

AGENTS NOTES

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) is available from the auction page once registered.

2. The owner has made it clear that they MAY consider a pre-auction offer and we therefore reserve the right to withdraw the property from the public auction at short notice if an acceptable pre-auction offer is made.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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

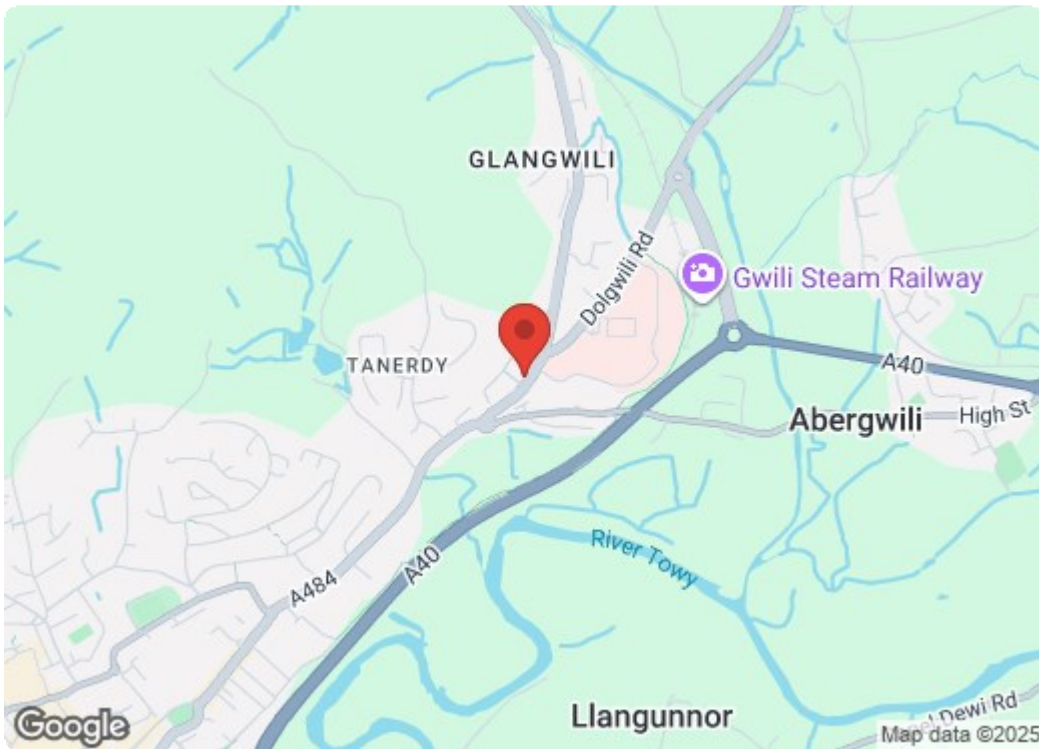
minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Please be aware that the "Guides" are provided as an 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 virtual hammer contracts are exchanged and there is no going back!

Please check our website regularly at www.evansbros.co.uk or contact us on 01267 236611 for up to date information.

REGISTERING FOR THE AUCTION

Before checking the Legal Pack or bidding, prospective buyers will firstly need to register. Please click on the listing on 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 Thursday evening the 11th September 2025.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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



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



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