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16 Furnace Road, Carmarthen, Carmarthenshire, SA31 1EU

By Auction £129,500

FOR SALE BY ONLINE AUCTION ON THURSDAY 17th JULY 2025 (unless sold previously or withdrawn). A very conveniently set traditional TERRACED freehold single fronted house IN NEED OF EXTENSIVE MODERNISATION and comprising 2 LIVING ROOMS, a rear conservatory (needing repair) 2 double bedrooms and a child's 3rd bedroom / home office. There is upvc double glazing but CURRENTLY NO HEATING. To the front there is a HARD-STANDING for 1 car, while to the rear there is an approx. 18' x 12' (MAX) REAR COURTYARD. The property is literally a stone's throw from a Doctor's surgery and a mere 3 minute's walk from the town centre inc M&S, Boots etc - making it ideal for those who don't want to (or can't) drive. Empty Property – No Onward Chain.

LOCATION & DIRECTIONS

What3Words Location [///globe.resort.gravel](https://www.what3words.com/?q=///globe.resort.gravel) Very conveniently set within walking distance of the centre of one of the oldest towns in Wales, with its strong Roman heritage dating back to 75 AD. Straddling the River Towy, Carmarthen is the county town and offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, new shopping centre, a Leisure Centre, 2 secondary schools, the Carmarthen Campus of The University of Wales, Trinity Saint Davids etc. Swansea is approx 30 minutes away by car, while Cardiff is approx an easy hours drive away along the M4. From the John Street car park, leave on foot via the Water Street entrance (not the John St entrance) and Furnace Road is just across the road diagonally opposite the entrance. The property will be identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built around the 1930s of brick cavity walls (with a more recent rear conservatory extension) with elevations part rendered and part exposed under a pitched roof to provide the following easily kept accommodation. FRONT ENTRANCE HALLWAY with a red quarry tiled floor, staircase to the first floor and a door off to the Lounge.

BAY FRONTED LIVING ROOM

12'2" x 11'6" (3.73 x 3.51)



LOUNGE

11'1" x 11'0" (3.40 x 3.37)



KITCHENETTE

7'10" x 5'2" (2.40 x 1.59)



REAR CONSERVATORY

9'1" x 8'10" (2.79 x 2.70)



DOWNSTAIRS SHOWER / WC

5'11" x 2'8" (1.81 x 0.83)

FIRST FLOOR

LANDING with a loft access having a pull-down ladder to the loft.

REAR DOUBLE BEDROOM 1

10'2" x 10'1" (3.12 x 3.09)



BATHROOM

7'2" x 5'4" (2.19 x 1.63)



Mostly tiled and fitted with a modern 3 piece bathroom suite comprising a paneled bath, a low level WC and a pedestal washbasin.

FRONT DOUBLE BEDROOM 2

11'2" x 9'7" (3.42 x 2.94)



EXTERNALLY



To the front of the property, there is a paved hardstanding big enough for 1 vehicle, while to the rear, there is currently an 18' x 12' courtyard. Please note, the garden could be enlarged if the current conservatory was redesigned / removed.

CHILD'S BEDROOM / HOME OFFICE

7'0" x 5'10" (2.14 x 1.79)



SERVICES

Mains electricity, water and drainage. We understand there is mains gas in the road. UPVC double glazing.

COUNCIL TAX

We understand that the property is in Band C and that the Council Tax payable for the 2025 / 2026 Financial Year is £1,984 which equates to approx £165.33 a month.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

AGENTS NOTES

1. A reputable local Letting Agent informs us that in reasonable upgraded condition, the property should rent for £700 a MONTH ie £8,400 a YEAR on an Assured Tenancy.

2. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) will be available soon from the auction page once registered.

3. Although this property is to be sold by online auction, if needed, prospective buyers can still arrange surveys, gas and electrical safety certificates and mortgages, but will obviously need to arrange these at their own expense BEFORE the auction date.

4. The Executors have 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.

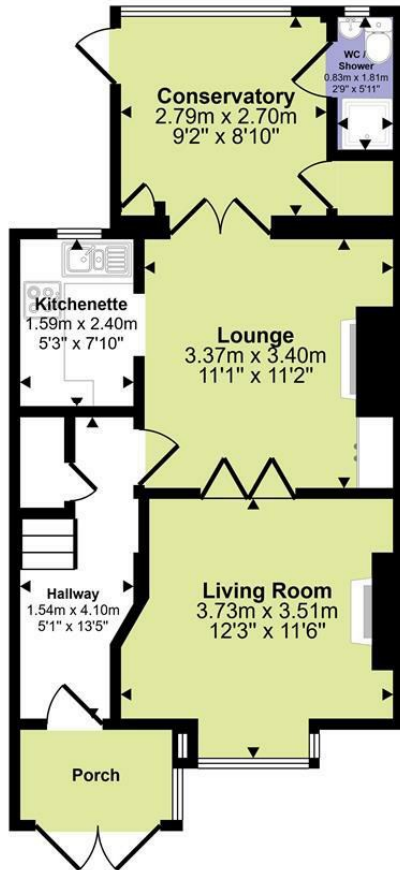
Please be aware that the "Guides" are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure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

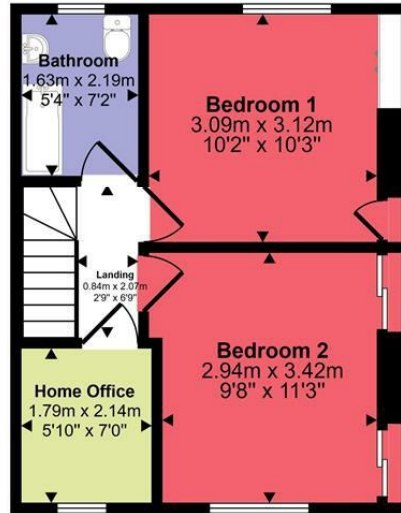
REGISTERING FOR THE AUCTION

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 17th July 2025.

Approx Gross Internal Area
84 sq m / 901 sq ft

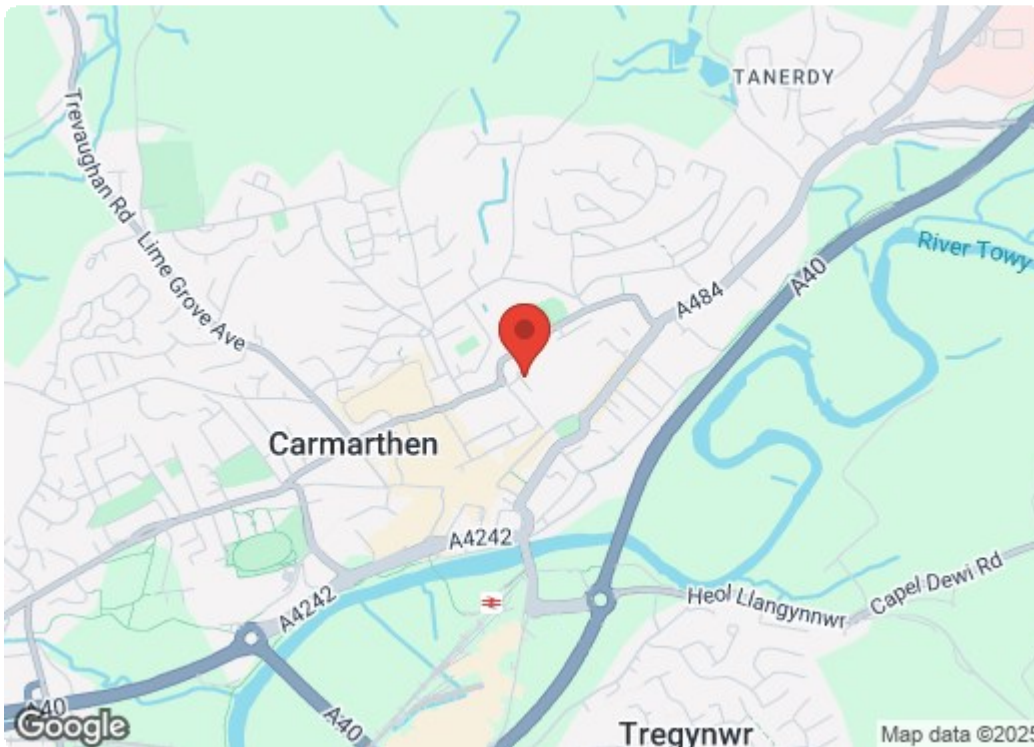


Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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