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**33 Nant Arw, Capel Hendre, Ammanford, Carmarthenshire, SA18 3SX**

**By Auction £117,500**

An attractive modern SEMI DETACHED conveniently located freehold single fronted HOUSE in good order, with 1 LIVING ROOM, DINING ROOM, 2 BEDROOMS, EN-SUITE SHOWER, MAINS CENTRAL HEATING, DOUBLE GLAZING, enclosed rear GARDEN, patio & OFF ROAD PARKING FOR 1 CAR. An ideal 1st buy / investment & just 5 minutes from Ammanford, 14 miles from Carmarthen and 16 miles from Swansea. Empty property – No onward chain. EPC: E39. ONLINE AUCTION: 8TH JUNE 2023.



## LOCATION & DIRECTIONS

What3Words location: Qualifier.Level.Firmly. Conveniently set at OS Grid Ref SN 589 119 on a small private cul de sac of residential properties on the edge of the village of Capel Hendre, approx 3.5 miles from Ammanford and approx 14 miles from Carmarthen. From Cross Hands, take the A48 as if heading towards Pont Abraham / Swansea and after approx 1 mile turn left into Heol Y Deri as if heading towards Cwmgwili. At Cwmgwili, sweep round to the right and proceed for another mile to the cross roads at Capel Hendre. Turn left onto Waterloo Road and again follow the road around to the right, and approx 100 yards after the junction with the road heading to Gorslas, Nant Arw will be seen on the right. No 33 is at the back of the cul de sac and can be identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property is built of brick / block construction with elevations part rendered and painted and part exposed under a pitched tiled roof to provide the following accommodation. FRONT ENTRANCE LOBBY with a laminate floor and staircase to the first floor.

## LIVING ROOM

12'8" x 11'0" (3.863 x 3.360)



Laminate floor, TV point, under-stairs storage cupboard and an opening to the dining room.

## DINING ROOM

9'1" x 7'7" (2.779 x 2.335)



Having a laminate floor and upvc double glazed French doors to the rear patio and garden.

## KITCHEN

9'0" x 5'10" (2.760 x 1.780)



Tiled floor and fitted with a good range of base and eye level units inc a stainless steel single drainer sink, a Lamona 4 ring gas hob, Bowmatic oven ample formica type worktops a brushed aluminium extractor fan and a Worcester combi boiler for both the central heating and domestic hot water.

## FIRST FLOOR

LANDING with an airing cupboard to one side and a loft access.

## FRONT DOUBLE BEDROOM 1

12'8" x 9'8" (3.880 x 2.959)



Having a laminate floor and full width louvre fronted hanging wardrobes.

## SHOWER

5'8" x 2'5" (1.736 x 0.759)

Mostly tiled with a Galaxy shower unit.

## REAR BEDROOM 2

9'5" x 7'6" (2.893 x 2.293)



Laminate floor.

## BATHROOM

6'3" x 6'3" (1.921 x 1.917)



Half tiled and fitted with a modern white 3 piece bathroom suite inc a panelled bath, WC and pedestal washbasin. Wall mounted heated towel rail.

## EXTERNALLY



To the front of the house, there is a small lawn and paved hardstanding. To the side there is a path leading to the rear PATIO, a lawn and a paved area with a GARDEN SHED.

## SERVICES

Mains electricity, water and drainage. Full gas central heating via a communal LPG tank which serves the whole estate under an agreement with Flogas. Full double glazing.



## BOUNDARY PLAN



THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

We understand the property is in Council Tax band C and that the Council Tax payable for the 2022 / 2023 financial year is £1,582 which equates to approximately £131.83 per month before discounts.

## AGENTS NOTES

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) is available 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.

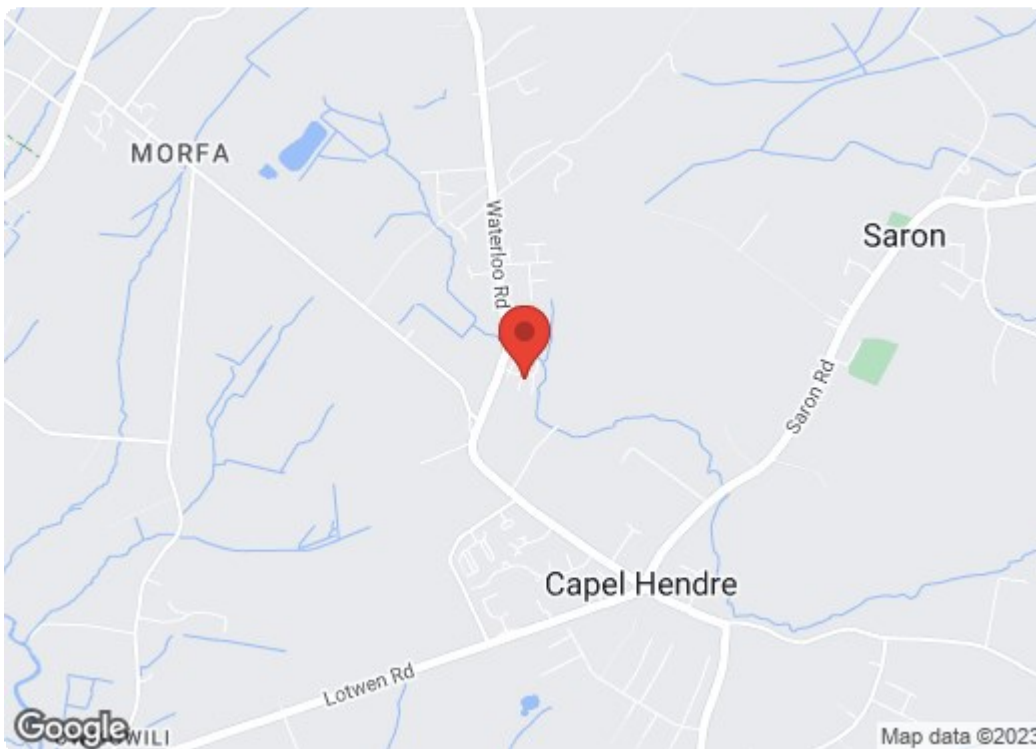
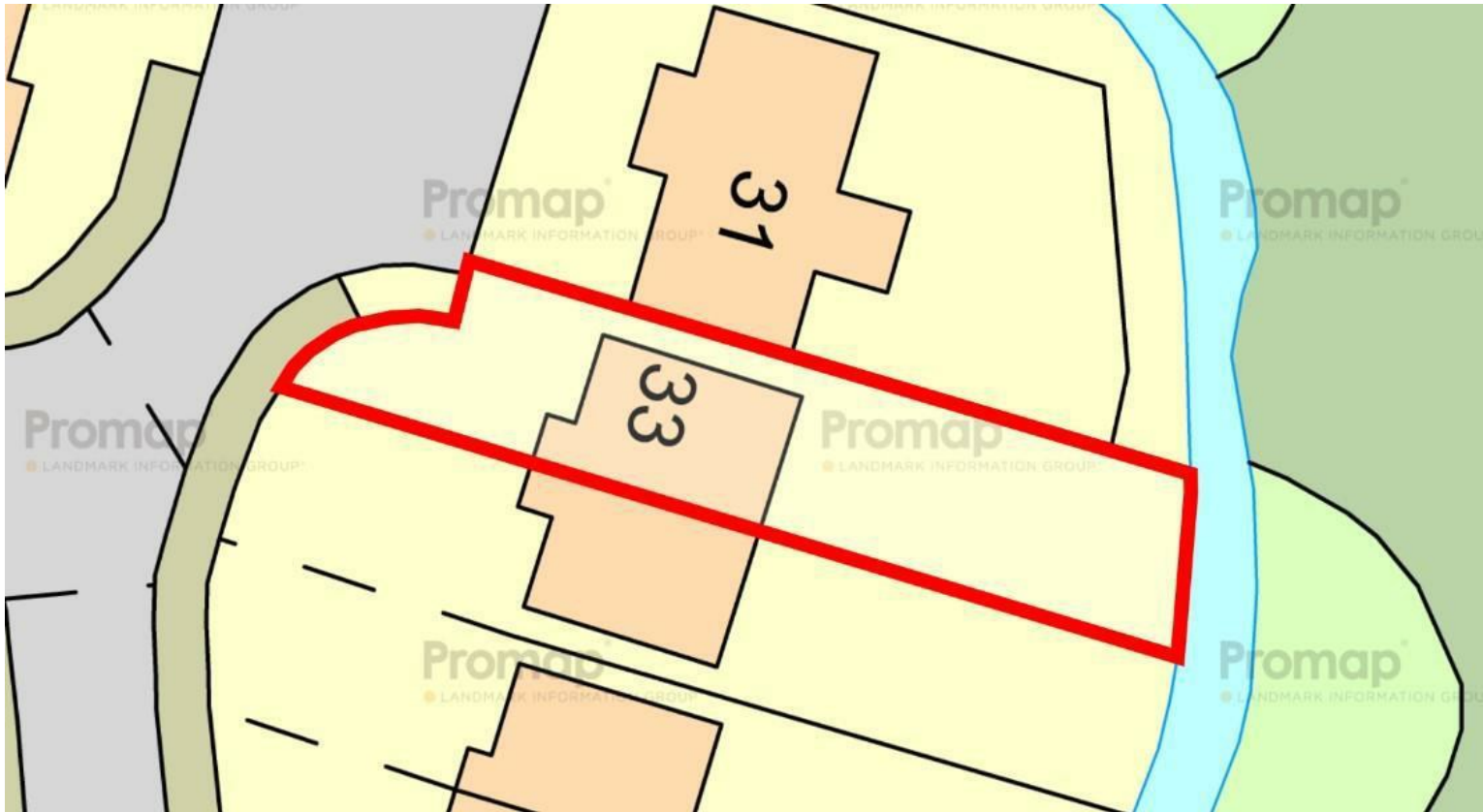
Please be aware that the "Guides" are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure 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 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 Thursday 8th June 2023 at 7:30 pm (subject to any bid extensions).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	74
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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