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**19 Courtlands Park, Carmarthen, Carmarthenshire, SA31 1EH**

**Guide Price: £225,000**

FOR SALE BY ONLINE AUCTION ON 12th July 2023. A very well maintained and beautifully set DETACHED freehold 3 BED BUNGALOW IN NEED UPGRADING and comprising A LARGE LIVING ROOM, A DINING ROOM, KITCHEN / BREAKFAST ROOM, 3 BEDROOMS (2 DOUBLES AND 1 SINGLE) A BATHROOM, GOOD SIZED SINGLE GARAGE / WORKSHOP, a concreted hard-standing AND LOW MAINTENANCE GROUNDS TO FRONT & REAR. The property, which benefits from MAINS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, is on a very sought after cul de sac and must have some of the BEST VIEWS IN CARMARTHEN. The bungalow is a mere 2 minutes from the town centre by car, near a bus route and within 5 minutes of a major supermarket. Empty property – no onward chain.



## LOCATION & DIRECTIONS

Conveniently set at OS Grid Ref SN 416 208 in a very popular residential area about 0.75 of a mile from the Town Centre shops and all amenities. From the TOWN CENTRE, proceed along RICHMOND TERRACE and take the first turning on the left into CAPEL EVAN ROAD. Proceed up the hill and follow the road around to the right (up towards Llwynmeredith) and then take the first turning on the left into COURTLANDS PARK. After approx 50 yards, the bungalow will be seen on the right - facing the green.

## CONSTRUCTION

We understand the bungalow was originally built in the 1960s of brick / block cavity walls, with elevations part rendered and part facing brick under a pitched concrete interlocking tiled roof to provide the following accommodation. HALLWAY "L" shaped with a storage cupboard housing the Ideal Classic mains gas fired boiler; loft access and French doors to the Living Room.

## LIVING ROOM

17'0" x 12'10" (5.197 x 3.913)



With a reconstructed stone fireplace and a picture window to the front looking out on some of the best views in Carmarthen. DO WE KNOW IF THE GAS FIRE HAS BEEN SERVICED AND WORKING?

## DINING ROOM

11'9" x 10'11" max (3.582 x 3.340 max)



Again with a picture window to the front and a smooth rendered ceiling.

## KITCHEN / BREAKFAST ROOM

10'8" x 10'10" (3.271 x 3.307)



Fitted with a range of base and eye level units incorporating a double drainer stainless steel sink, formica worktops and window to side.

## SIDE BOOT ROOM

6'9" x 6'2" (2.0801 x 1.885)

Glazed to 3 elevations with a half glazed door to the rear.

## SEPARATE TOILET

6'10" x 2'9" (2.084 x 0.858)

Half tiled with a WC and pedestal washbasin.



### REAR DOUBLE BEDROOM 1

14'3" x 11'0" (4.363 x 3.355)



Smooth rendered ceiling.

### REAR DOUBLE BEDROOM 2

9'10" x 7'10" (3.012 x 2.407)



Smooth rendered ceiling and built in hanging wardrobes.

### SIDE BEDROOM 3 / STUDY

9'5" x 7'8" (2.880 x 2.351)



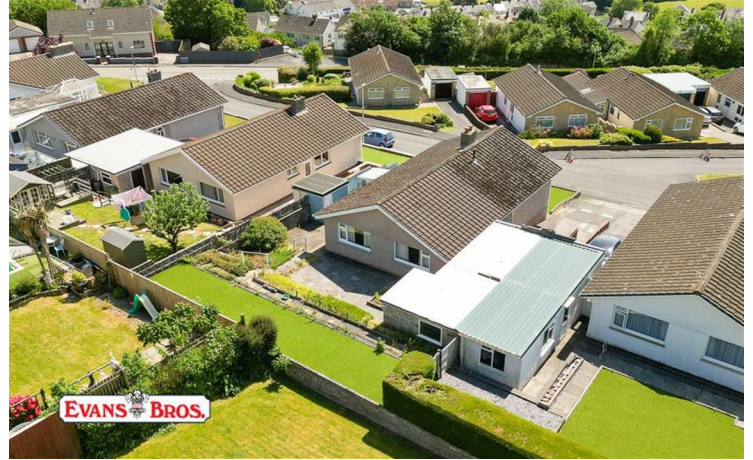
Built in hanging wardrobes to the side.

### BATHROOM

11'1" x 5'6" max (3.394 x 1.684 max)

Having fully tiled walls and fitted with a traditional Yellow 3 piece bathroom suite comprising a sunken bath, WC and a pedestal washbasin. Airing cupboard to one side.

### EXTERNALLY

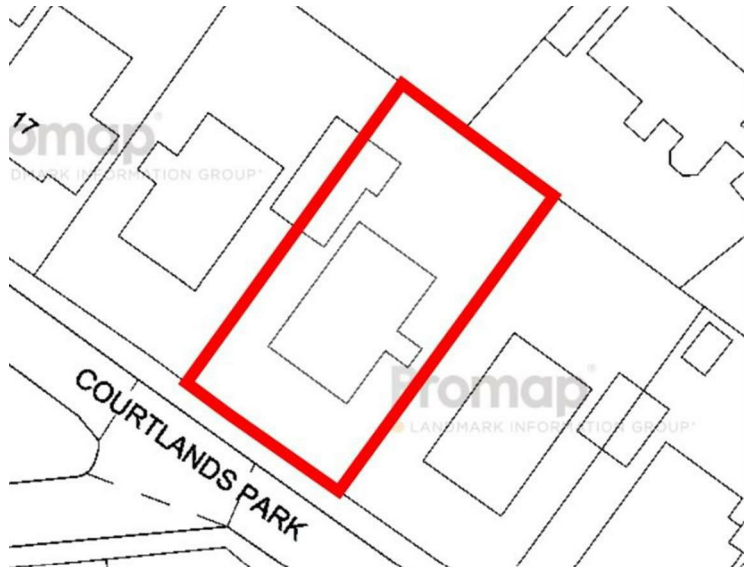


To the front, there is a rectangular area with artificial grass, next to the concreted drive / hard-standing leading to the block built SINGLE GARAGE / WORKSHOP. To the rear there is a good sized paved PATIO and a full width slightly raised rectangular area again with artificial grass. To the other side there is a smaller paved side patio and a small fishpond.

### SERVICES

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

### BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand the property is in Council Tax band D and that the Council Tax payable for the 2023 / 2024 financial year is £1,780 which equates to approximately £148.33 per month before discounts.

## **AGENTS NOTES**

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) will be 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 Wednesday 12th July 2023 at 7:40 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   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| 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) 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 |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |



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