





No 4 Little Water Street, Carmarthen, SA31 1ER

Offers In The Region Of £139,950

- EXCELLENT INVESTMENT OPPORTUNITY.
- 1 BEDROOMED FIRST FLOOR FLAT WITH OPEN PLAN LIVING ROOM/KITCHEN.
- JUST OFF KING STREET.
- FURNISHED FIRST FLOOR FLAT VACANT.
- MID-TERRACED HOUSE CONVERTED INTO TWO SELF CONTAINED FLATS.
- GAS C/H.
- CLOSE TO ALL SHOPS AND SERVICES AT THE TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 1 BEDROOMED GROUND FLOOR FLAT WITH SEPARATE LIVING ROOM.
- PVCu DOUBLE GLAZED WINDOWS.
- GROUND FLOOR FLAT OCCUPIED.

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A most conveniently situated MID-TERRACED INVESTMENT PROPERTY comprising 2 SELF-CONTAINED FLATS (Ground floor 1 bedroomed flat, First floor 1 bedroomed flat) situated just off 'King Street' within a level walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

2 2 2

Council Tax Band: A





COMMUNAL ENTRANCE HALL
with PVCu entrance door. Staircase to the first floor flat (flat 2). Door to

GROUND FLOOR FLAT 1
Gas C/h with thermostatically controlled radiators - new boiler 2024.
PVCu double glazed windows.
8' 3"(2.51m) Ceiling heights.
The blinds and fitted carpets are included.
Applicants should note that Flat 1 is currently let under a converted Occupation Contract to a Contract Holder who has been in occupation since 2020.

LIVING ROOM
14'8" x 15'7" overall
into the understairs storage area. PVCu double glazed window to fore. 8 Power points. Telephone point. Radiator. Fireplace. Built-in cloaks cupboard off.

FITTED KITCHEN
16'7" x 8'1" overall
'L' shaped with radiator. Part tiled walls. 9 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, hob and canopied cooker hood. Door to small covered storage Courtyard off.

SHOWER ROOM
7'9" x 4'10"
with ceramic tiled floor. Opaque glazed roof lantern.. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Part tiled walls. Extractor fan. Shower enclosure with electric shower over and shower door.

DOUBLE BEDROOM
14'11" x 8'4" overall
with PVCu double glazed window. Radiator. Fitted wardrobe. 6 Power points. Wall mounted gas fired central heating combi boiler. Fitted cupboard.

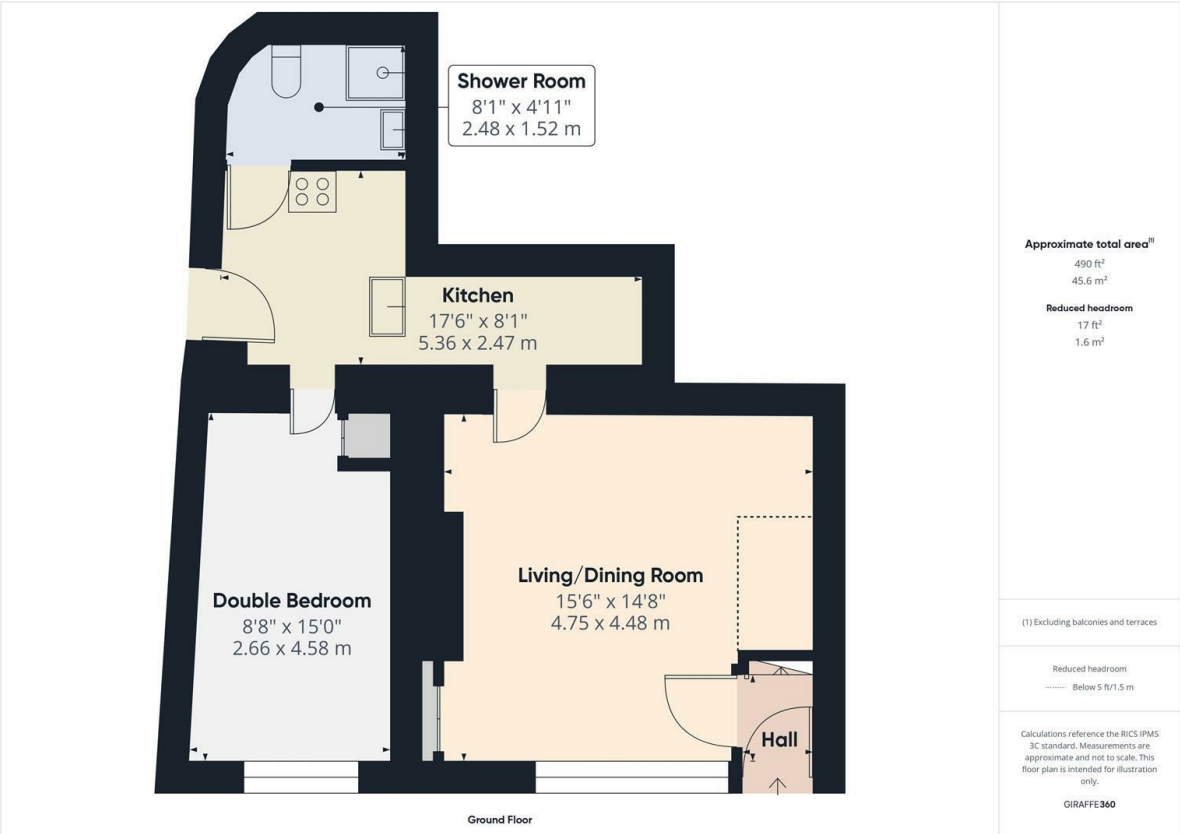
FIRST FLOOR -

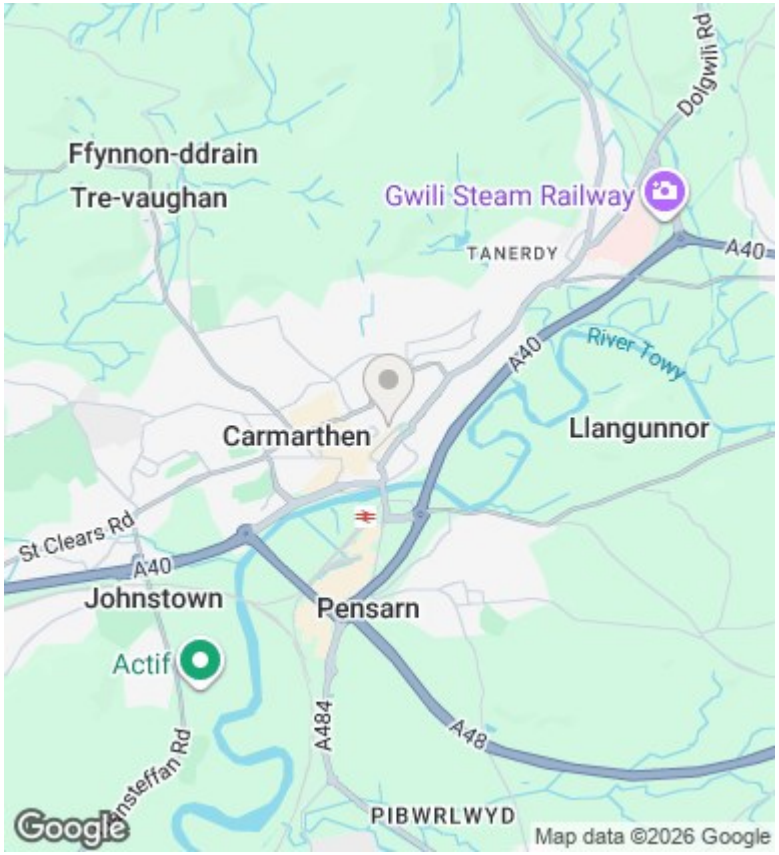
FLAT 2
Gas C/h with thermostatically controlled radiator.
PVCu double glazed window.
8' 4" (2.54m) Ceiling height.
The fitted blinds and carpets are included.

OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN
15'7" x 14'9" overall
'L' shaped with telephone point. Double aspect. Wall mounted gas fired central heating boiler to cupboard. Radiator. PVCu double glazed windows to the front and rear. PVCu part double glazed door to the flat roof (Fire Escape). 11 Power points plus fused point. Plumbing for washing machine. Part tiled walls to the kitchen area. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob and canopied cooker hood. Vinyl floor covering to the kitchen area. Gas meter cupboard. Door to

DOUBLE BEDROOM
with 2 power points. Radiator. PVCu double glazed window to fore. Electricity consumer unit. Door to

SHOWER ROOM
8'7" x 4'5"
with boarded effect vinyl floor covering. PVCu opaque double glazed window. Radiator. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Shower enclosure with waterproof panelled walls, electric shower over and shower door.





Directions

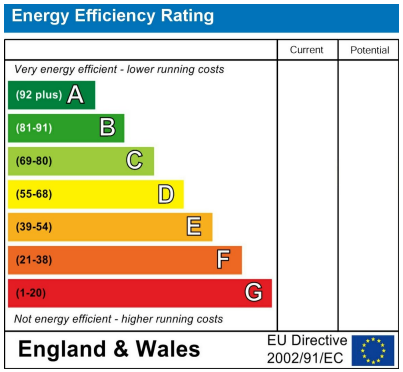
The property is located towards the beginning of 'Little Water Street' opposite the junction with 'Woods Row'.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

A



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