



# Terry Thomas & Co

ESTATE AGENTS



**Shalom Cynwyl Road**  
Carmarthen, SA33 6AR



**Auction Guide £105,000**

Situated on the outskirts of Carmarthen on the Cynwyl Elfed Road. This detached 3 bedroom bungalow has the potential to become an ideal family home or those seeking a peaceful rural retreat. One of the standout features of this property is the surrounding space allowing ample parking for many vehicles. Whether you have multiple cars, guests visiting, or simply require extra space, this feature will undoubtedly meet your needs.

Situated in a desirable location, this bungalow is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a blend of scenic beauty and accessibility, ensuring that you can enjoy both tranquillity and convenience.

In summary, this three-bedroom detached bungalow on Cynwyl Road is a fantastic opportunity for anyone looking to settle in Carmarthen. With its generous parking, spacious interiors, and prime location, it is a property that truly deserves your attention. Don't miss the chance to make this lovely bungalow with lots of potential your new home.



## Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Auction ends 15/08/2025 at 11am

Currently a detached 3 bedroom bungalow in need of complete refurbishment. Situated at the periphery of the popular village community of Cynwyl Elfed. Standing within approximately 0.93 acres of grounds.

**\*\*APPLICANTS SHOULD NOTE THAT WE HAVE BEEN INFORMED THAT IN PREVIOUS YEARS THE SITE HAD OUTLINED PLANNING CONSENT FOR TWO DETACHED HOUSES\*\***

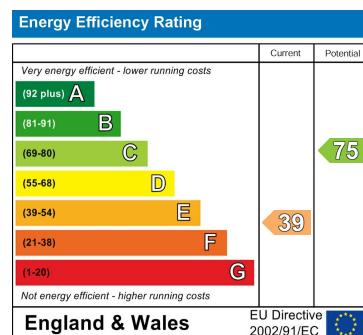
## Area Map



## Floor Plans



## Energy Efficiency Graph



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