

18a Heol Gwermont, Llansaint SA17 5JA

Offers In Region of £165,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 18a Heol Gwermont on the market for sale. This three bedroom end terrace is situated in the countryside village of Llansaint, Carmarthenshire. Situated approximately one mile from the town of Kidwelly with its range of amenities including shops, cafes, school and transport links including bus / train stations. The larger towns of Carmarthen and Llanelli can be found approximately ten miles away. The property is internally comprised of an entrance hall, living room, kitchen, cloakroom with wc and integral garage on the ground floor. The first floor is comprised of a bathroom and three bedrooms. There is an attic room with stairs off the landing. Externally there is a rear garden with a sunny southerly aspect, enjoying views over Carmarthen bay and the surrounding countryside. Oil central heating. Council tax band "C". EPC E/45. Freehold. Chain free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftproperty-services.co.uk.



Rooms & Descriptions

Location: Situated in the village of Llansaint, approximately one mile from the town of Kidwelly with its range of amenities including shops, cafes, school and transport links including bus / train stations. The larger towns of Carmarthen and Llanelli can be found approximately ten miles away.

Ground Floor:

Entrance Hall: uPVC double glazed door to the fore. Internal doors to cloakroom, garage, living room and kitchen. uPVC double glazed door to garden. Stairs to first floor landing. Radiator.

Living Room: 6.20m (20'5") x 3.40m (11'2") Door to hall. Patio doors opening to garden. Wood effect flooring. Radiator. Fireplace surround and hearth with electric fire. Coved ceilings.

Kitchen: 4.00m (13'2") x 3.40m (11'2") Door to hall. Range of base and wall units. uPVC double glazed window to fore. Integrated electric hob / oven. Stainless 1.5 sink and drainer. Tiled floor. Door to understairs storage. Radiator. Part tiled walls.

Cloakroom / WC: Door to hall. Frosted uPVC double glazed window. Coupled WC with push button flush. Wash hand basin with vanity unit. Tiled walls and flooring.

Garage: 5.00m (16'5") x 4.49m (14'9") Internal door to hall. Up and over door to fore. Power / lighting. Smoke detector. Oil fired Worcester boiler. Plumbing for a washing machine. Thermostat for boiler.

First Floor:

Landing: Stairs down to ground floor hall. Doors to bedrooms 1, 2 & 3, bathroom and attic. Two windows. Carpeted floor. Radiator. Smoke detector.

Bedroom 1: 4.50m (14'10") x 3.40m (11'2") Door to landing. Patio doors opening to a balcony, enjoying stunning sea views. Fitted wardrobe with sliding mirror door. Radiator. Carpeted floor. Coved ceilings.

Bedroom 2: 4.00m (13'2") x 3.10m (10'3") Door to landing. uPVC double glazed window. Built in wardrobe. Carpeted floor. Radiator.

Bedroom 3: 4.90m (16'1") x 3.40m (11'2") Door to landing. Fitted wardrobes. uPVC double glazed window. Radiator. Carpeted floor.

Bathroom: 2.86m (9'5") x 2.30m (7'7") Door to landing. Bath. Shower cubicle. Coupled WC with push button flush.

Pedestal wash basin. Extractor. Opaque double glazed window. Radiator x 2. Tiled walls. Tile effect flooring.

Second Floor:

Attic Room: 8.00m (26'3") x 5.80m (19'1") Fully boarded. Velux window. Power / lighting.

Externally: Mainly lawned garden with rear patio. Sunny southerly aspect. Enjoying stunning, unrestricted views over Carmarthen Bay and the Gower.

Services: Oil central heating with Worcester boiler. Mains water / sewerage. EICR (electrical certificate) carried out September 2022 (satisfactory). Certificate available on request. Mains interlinked smoke detectors.

Council Tax / Local Authority: Band C. Carmarthenshire County Council.

Tenure: Freehold.

EPC: E / 45.

Construction: Cavity wall.

Further Details: <https://portal.sprift.com/property-report/18a-heol-gwermt-kidwelly-sa17-5ja/4313923>

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Floor Plan



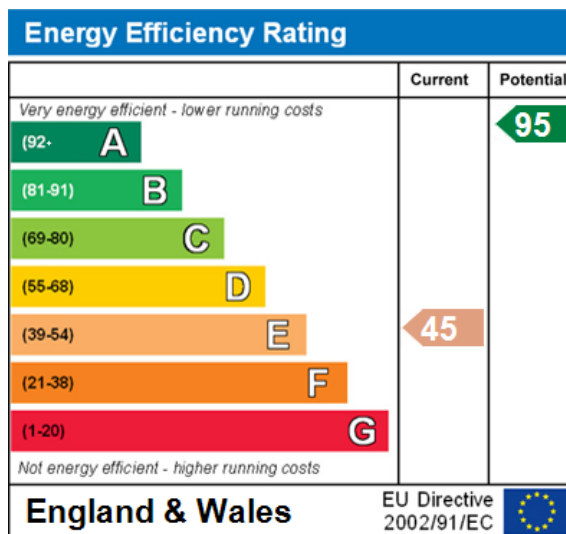
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Property Features

- Garden
- 3 Bedroom
- Garage
- Oil CH

EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

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