

22 Long Acre Road, Carmarthen SA31 1HL

Offers In Region of £379,950 Freehold

FOR SALE | AR WERTH



Description

Viewings recommended Swift Property Services are delighted to offer 22 Long Acre Road, Carmarthen on the market sale. This beautifully presented, deceptively spacious, four bedroom semi-detached Victorian house is situated on one of Carmarthen's most desirable, residential areas, within walking distance of Carmarthen town centre and close proximity of local amenities and services including primary / secondary schools, Glangwili hospital, leisure centre, supermarkets and much more. This large, bay fronted property offers light and airy accommodation and has been extensively refurbished by the current vendors including a new kitchen, bathroom, windows, doors, flooring and much more, resulting in a property that offers the best of both worlds, offering well proportioned, modern living whilst boasting character features. Brief summary of the specification of this impressive property includes vestibule, hallway, large living / dining room, modern kitchen/diner and cloak room with WC / wash basin (understairs) on the ground floor. The first floor comprises of four bedrooms, bathroom and large landing. Externally there is a tarmacked driveway to the fore, enclosed well landscaped rear garden comprising of lawned garden, decking area and an outbuilding converted into a home office / garden room / bar to make the most of those long, sunny, summer days. Mains gas central heating. Double glazed windows throughout. Council tax band "E". EPC – E / 54. Skimmed walls and ceilings. Original, internal wooden doors. Freehold. All windows and external doors were installed approximately two years ago. Electric car charging point. Early viewings encouraged to fully appreciate everything that this tastefully renovated, fantastic property has to offer. Exceptional standard of property, well presented throughout, which is ready to move into with little to no work required. Please see our virtual tour for a good insight as to what this beautiful property has to offer. For viewings/enquiries, please contact Swift property Services on 01267231394 / info@swiftpropertyserices.co.uk.



Rooms & Descriptions

Location: The property is situated on one of Carmarthens most desirable residential areas. Conveniently located within walking distance of local amenities within Carmarthen town centre including shops, cinema, schools, university and restaurants. Transport links including bus and train stations can be found approximately one mile away. Glangwili hospital is situated within two miles of the property.

Ground Floor:

Vestibule / Entrance: Access to the fore via steps leading to a uPVC double glazed door / window opening to the vestibule. Tiled floor and walls. Internal, wooden paneled door to hall.

Hallway: Doors to vestibule, living room, kitchen and cloakroom (understairs). Feature Staircase to first floor, split level landing (rear). Radiator. Mosaic floor tiles. Ornate arch. Smoke detector. High ceilings providing character and a light / airy feel.

Living / Dining Room: 4.71m (15'6") x 7.69m (25'3") Large open plan living / dining room providing the perfect place for families and socialising. Large bay sash window to the fore and uPVC double glazed patio doors to the rear providing lots of natural light. Two integrated electric feature fires. Radiator. Built in bay window seat and storage. Carpeted floor. Coved ceiling. Internal doors to hall and kitchen.

Kitchen / Diner: 9.71m (31'11") x 3.79m (12'6") Stunning, spacious kitchen / diner offering lots of space for modern day living. Featuring a contemporary kitchen (installed approximately five years ago) comprising of a range of base and wall units. Integrated electric hob / oven. Dishwasher. Stainless sink. Extractor hood. Ceramic tiled floors. Part tiled walls. Two uPVC double glazed windows. uPVC double glazed door to garden. Wooden paneled door to hall. Opening to living / dining room. Radiator. Coved ceilings. Part tiled walls. Spot lighting.

Cloakroom / WC: Understairs. WC. Pedestal wash basin with mixer tap. Tiled floor. Extractor.

First Floor:

Landing: Split level landing. Stairs down to ground floor hall. Rear landing with doors to bathroom and bedroom 4. Front landing with doors to bedrooms 1, 2 & 3. Carpeted floor. Access to loft space. Smoke detector. Radiator.

Bedroom 1 (Front): 3.93m (12'11") x 3.63m (11'11") Sunny, south facing room with large bay window to fore providing an abundance of natural light and enjoying views over Carmarthen town. Integrated bay window seat with storage. Radiator. Alcoves. Carpeted floors. Coved ceilings. Door to front landing.

Bedroom 2 : 3.96m (13'0") x 3.81m (12'6") Door to landing. uPVC window to rear elevation overlooking the rear garden. Built in wardrobe. Alcoves. Carpeted floor. Radiator. Coved ceiling. Wooden paneled Door to front landing.

Bedroom 3 (Front): 2.03m (6'8") x 3.65m (12'0") Door to front landing. uPVC double glazed sash window to fore. Coved ceilings. Carpeted floor. radiator.

Bedroom 4 (Rear): 3.80m (12'6") x 2.77m (9'2") Wooden paneled door to landing. uPVC double glazed window to rear. Carpeted floor. Radiator. Built in wardrobes and storage. Coved ceilings.

Bathroom: 1.83m (6'1") x 2.23m (7'4") Door to landing. Three piece suite comprising of L - shaped bath with shower over, coupled wc with push button flush and pedestal WC with mixer tap. Glass shower screen. Chrome towel radiator. uPVC frosted double glazed window to side elevation. Tiled floor. Spot lighting. Extractor. Shower over bath with mixer tap running off boiler.

Externally: Tarmacked, off road parking to the fore. Electric car charging point. Well landscaped, enclosed rear garden comprising of mainly lawned, elevated decking / sun terrace and outbuilding converted into a home office /bar / summer house. Borders with shrubs. Further Gravel / paved areas. Side access.

Home Office / Garden Room: 6.93m (22'9") x 2.98m (9'10") Renovated in recent years into an ideal space to work from home socialise with friends / family, providing further useful space and helping to make the most of the beautifully presented garden. Bar and office / living area. Two uPVC windows and patio door. Spot lighting and power. South facing allowing plenty of sunlight in. May have potential to be converted into an Annex subject to the relevant planning, building requirements and regulations etc.

Services: Mains gas central heating (worchester bosch Greenstar, AR 28i junior combi boiler), electricity (We are advised that the property was rewired approximately six years ago), mains water and sewerage. High speed broadband coverage area.

Tenure: Freehold.

Council Tax: Band "E". Local authority Carmarthenshire County Council.

EPC: E / 54 (EPC carried out in 2014 prior to renovation works. A new EPC is being carried out to provide a true reflection of the properties efficiency.

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

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- 4 Bedroom
- Walking Distance to Town Centre
- Off road parking
- Gas CH
- Character Features
- Popular Location
- High Standard Throughout
- Garden
- Close to Hospital
- Semi-Detached

EPC Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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