

11a Merlin Street, Carmarthen SA31 1RU

**Offers In Region of £85,000 Leasehold**

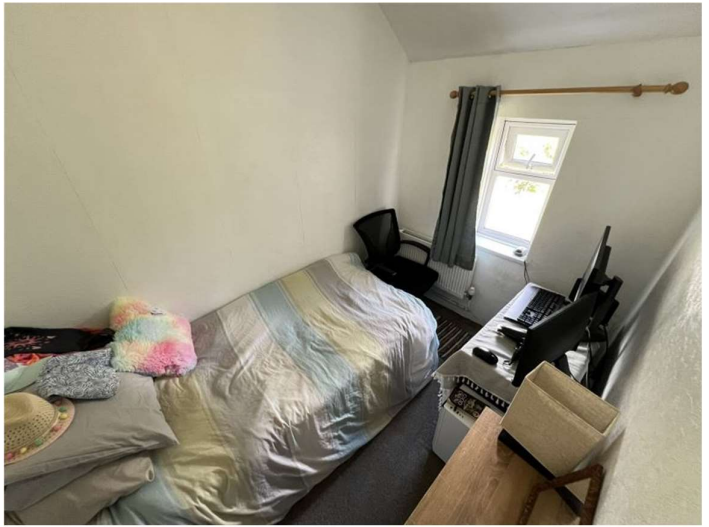
**FOR SALE | AR WERTH**



## Description

\*\*\*Investment property\*\*\* Swift Property Services are pleased to offer 11A Merlin Street on the market for sale. This first floor apartment, is conveniently situated on a quiet street in Carmarthen town centre, within yards of St Catherines Walk shopping precinct and close proximity of further amenities including schools, supermarkets, transport links including bus/train stations and much more. The property is sold with a tenant in situ. We act as managing agents for the property which has been let out to the current tenant since November 2016. The rent is scheduled to increase to £500 per calendar month from August 2024 offering an attractive yield of approximately 7%. The accommodation is set over one level, internally comprising of two bedrooms, living room, kitchen/diner, utility room and shower room. Externally there is a lawned garden to the side and residents permit parking available to the fore, by arrangement through Carmarthenshire County Council. Council tax band "A". EPC "TBC". Certificate for gas boiler and DEICR for electrics in date and available to view. Smoke alarms are mains and interlinked throughout the property to comply with residential letting regulations. Leasehold property. 999 year lease from 1 July 1991. Annual ground rent of £10 payable to the local authority. To arrange a viewing please contact Swift Property Services on 01267231394 / [info@swiftproperty-services.co.uk](mailto:info@swiftproperty-services.co.uk). Please note: The vendor is only prepared to sell to a buyer looking to retain the existing tenants.





## Rooms & Descriptions

Entrance: Access to the side of the property. uPVC double glazed door opening to stairs leading up to the first floor landing.

Landing: Stairs down to ground floor entrance. Doors to living room, kitchen/diner, bathroom and bedrooms 1 & 2.

Living Room: 3.50m ( 11'6") x 3.48m ( 11'6")  
Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator. Picture rail.

Kitchen / Diner: 4.31m ( 14'2") x 3.45m ( 11'4")  
Door to landing. Range of base and wall units. Wood effect flooring. uPVC double glazed window to fore. Stainless sink and drainer. Freestanding electric cooker. Radiator. A rated Ideal Logic combi boiler. Picture Rail.

Bedroom 1: 3.64m ( 12'0") x 2.59m ( 8'6") Door to landing. uPVC double glazed window to rear elevation. Radiator. Carpet.

Bedroom 2: 1.80m ( 5'11") x 2.69m ( 8'10") Door to landing. uPVC double glazed window to rear elevation. Radiator. Carpeted floor.

Bathroom: 1.52m ( 5'0") x 1.75m ( 5'9") Door to landing. Bathroom with shower over bath, Wash basin and WC. Tiled floor. Part tiled walls. uPVC double glazed window to rear elevation.

Utility: Plumbing for a washing machine. Worktop. Window to rear.

Externally: Lawned garden to side. Residents permit parking to the fore, by arrangement through Carmarthenshire County Council. (Shed and green house belong to current tenant).

Services: Mains gas central heating (Ideal Logic A rated combi boiler), water, electricity and sewerage.

Council Tax: Band "B". Local Authority Carmarthenshire county council.

Rental Terms: Currently let out since November 2016 to the existing tenant. Rent is scheduled to be increased from £475 per calendar month to £500 per calendar month from August 2024. Offering an attractive yield in the region of 7%.

Tenure: Leasehold. 999 year lease from 1 July 1991. Annual ground rent of £10 payable to the local authority.

Certificates: Gas Safety Certificate dated 24/02/24 (renewed annually), DEICR dated 08/11/22 (Renewed every five years), Interlinked and mains smoke alarms installed 2022.

Construction : Brick.

EPC: TBC

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



## Floor Plan



THIS FLOOR PLAN IS PROVIDED AS AN APPROXIMATE GUIDE ONLY. IT DOES NOT REPRESENT A CONTRACT. THE ACTUAL PROPERTY MAY DIFFER FROM THE FLOOR PLAN. THE FLOOR PLAN IS NOT TO BE USED AS A BASIS FOR ANY CLAIMS OR ACTIONS.

## Property Features

- Town Centre
- Investment property
- Chain Free
- 2 Bedroom
- Close to local amenities

## EPC Certificate

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92- 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 |           |

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