

12 Belvedere Avenue, Carmarthen SA31 1JE

Private Treaty £104,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this modernised two bedroom end of terrace property located in Belvedere Avenue, Carmarthen. Situated in an elevated position with excellent views over Carmarthen town and the Towy Valley. Belvedere Avenue is located within walking distance of Carmarthen town centre with on road parking facilities. Internally the property is well presented, with the accommodation set over two floors comprising of a living room and modern kitchen on the ground floor. The first floor comprises of 2 bedrooms and a refurbished shower room. Externally there is a landscaped garden comprising of a decking/ terrace benefiting from superb views with a sunny southerly aspect, lawned/gravel area and rear access to on street parking. Mains gas fired central heating system via combi boiler. Ideal first time or investment purchase. Council tax band "A". Please see our virtual tour for a full insight to what this property has to offer. Please contact us on 01267231394 / info@swiftpropertyservices.co.uk to arrange an appointment.



Rooms & Descriptions

Ground Floor:

Entrance Hall: Access to fore via UPVC double glazed door. Carpeted Staircase to first floor. Door to living room. Carpeted floor. Smoke detector.

Living Room: 3.50m (11'6") x 4.18m (13'9")
Doors to entrance hall and kitchen. uPVC double glazed window to the rear, fireplace surround with electric fire, wood effect laminate floor, radiator, coved ceilings.

Kitchen: 2.93m (9'8") x 5.15m (16'11") Door to living room. uPVC double glazed door leading to garden. Range of modern wall and base units with work surface, stainless steel sink/drainer, electric oven and hob with extractor hood over, tiled splash back, plumbing for washing machine, wall mounted gas combination boiler for central heating and hot water, under stairs storage closet/pantry, tiled floor, radiator, uPVC double glazed windows to the fore and rear.

First Floor:

Landing: Doors to both bedrooms and shower room. uPVC double glazed Window to fore. Fitted carpet. Stairs down to entrance hall.

Bedroom 1 : 2.87m (9'5") x 4.15m (13'8") Door to landing. uPVC double glazed window to the rear, fitted carpet, radiator, storage closet.

Bedroom 2 : 3.57m (11'9") x 2.98m (9'10") Door to landing. uPVC double glazed window to the rear, fitted carpet, fitted wardrobes, radiator.

Shower Room: 2.04m (6'9") x 2.05m (6'9") Door to landing. WC, wash hand basin, shower cubicle with mains powered shower over, uPVC single glazed window to fore, partially tiled walls, vinyl floor, extractor fan, towel radiator.

Externally: The rear of the property has a tiered garden which is made up of lawn, gravel and decking/terrace. Front and rear access via Ross Avenue. On street parking to fore and rear. The rear of the property enjoys superb views of Carmarthen town and across the Tywi Valley and surrounding countryside with a sunny, southerly aspect.

Services: Mains gas, electricity, water and drainage.

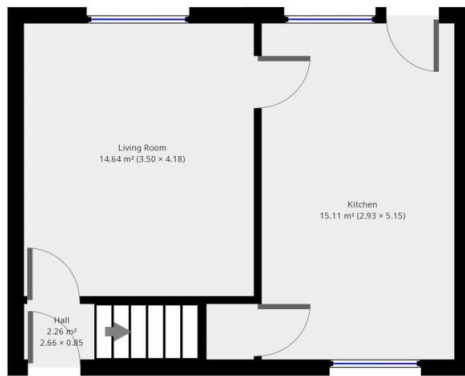
Council Tax: Band "A".

EPC (Energy Performance Certificate): D - 62

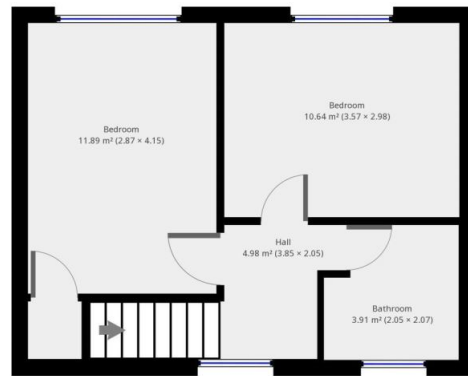
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

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 Relocations 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

Floor Plan



THIS FLOOR PLAN IS PROVIDED BY SWIFT PROPERTY SERVICES AS AN APPROXIMATE GUIDE ONLY. IT IS NOT A CONTRACT. BUYERS SHOULD SATISFY THEMSELVES AS TO THE ACCURACY OF THE INFORMATION PROVIDED.



THIS FLOOR PLAN IS PROVIDED BY SWIFT PROPERTY SERVICES AS AN APPROXIMATE GUIDE ONLY. IT IS NOT A CONTRACT. BUYERS SHOULD SATISFY THEMSELVES AS TO THE ACCURACY OF THE INFORMATION PROVIDED.

Property Features

- Fantastic views
- Close to local amenities
- Investment property
- 2 Bedroom
- Garden
- Terraced
- Gas CH
- Refurbished
- On Street Parking

EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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