

6 Picton Place, Carmarthen SA31 3DF

Private Treaty £195,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this refurbished and modernised four bedroom character town house situated on Picton Place, Carmarthen. Well positioned opposite Penllwyn park and within walking distance of Carmarthen town centre, university, primary/secondary schools and town park. The living accommodation is set over three floors, internally comprising of an entrance hallway, two reception rooms and a kitchen on the ground floor. The first floor comprises of a landing, three bedrooms and family bathroom. The second floor comprises of a fourth bedroom. There is a cellar accessible via the hallway. Externally there is unrestricted on street parking to the fore and an enclosed rear, hard standing garden. Mains gas central heating with "Worcester" combination boiler. Council tax band "C". Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftproperty-services.co.uk



Rooms & Descriptions

Ground Floor:

Entrance Hall: Entrance to the fore via Wooden panelled door. Doors to front/rear reception rooms, kitchen and stairs to first floor. Wood effect laminate flooring. Radiator. Coved and skimmed ceilings. Smoke detector. Fire extinguisher. Emergency lighting.

Living Room: 4.21m (13'10") x 3.64m (12'0") Wooden door to hall. Sash window to fore. Wood effect laminate flooring. Double panel radiator. Meter cupboard. Cast iron fireplace and hearth. Tv point. Skimmed walls and coved ceilings.

Dining Room: 3.15m (10'5") x 3.46m (11'5") Wooden door to hall. uPVC double glazed window to rear. Radiator with TRV. Wood effect laminate flooring. Alcoves. TV Point. Skimmed walls and ceilings. Fire sprinkler. Fireplace and hearth.

Kitchen: 2.24m (7'5") x 5.59m (18'5") Wooden door to hall. uPVC double glazed door to rear garden. uPVC double glazed window to rear. Modern Kitchen comprising of a range of base and eye level units. Quarry tiled flooring. Radiator. Electric 4 ring hob. Electric oven. Plumbing for a washing machine. Skimmed walls and ceilings. Stainless steel sink/drainage and mixer tap. Stainless steel extractor hood. Worcester gas fired combination boiler. Fire extinguisher.

First Floor:

Front Landing: Doors to bedrooms 1, 2 & 3. Stairs to rear landing and second floor fourth bedroom.

Rear Landing: Stairs down to hallway and up to front landing. Door to family bathroom. Access to shelved, airing cupboard. uPVC double glazed window to side elevation.

Bedroom 1: 2.74m (9'0") x 3.67m (12'1") Door to Landing. Sash window to fore. Skimmed walls and ceilings. Coving. Double panel radiator. Carpeted floor. Cast iron fire place.

Bedroom 2: 3.36m (11'1") x 3.42m (11'3") Door to landing. uPVC double glazed window to rear. Carpeted floor. Radiator. Skimmed walls and ceilings. Cast iron fireplace.

Bedroom 3: 2.45m (8'1") x 2.64m (8'8") Door to landing. Sash window to fore. Radiator. Carpeted floor. Skimmed walls and ceilings. Coving. TV point.

Bathroom: 2.23m (7'4") x 3.48m (11'6") Door to rear landing. uPVC double glazed window to rear. Fitted blind. Walk in shower cubicle featuring mains powered mixer

shower, panel wall and sliding, Perspex door. WC. Wash basin, tiled splashback. Bath and part tiled wall. Skimmed walls and ceilings. Coving. Double panel radiator. Wood effect Lino Flooring. Ceiling based extractor.

Second Floor:

Bedroom 4: 5.16m (17'0") x 3.50m (11'6") Stairs down to first floor landing. Double glazed Velux window to rear. Access to loft space. Carpeted floor. Double panel radiator. Skimmed walls and ceilings. Access to under eaves storage. Fire sprinkler.

Externally: Access via uPVC double glazed door from kitchen to an enclosed, east facing, concrete based, hard standing garden.

Cellar: Cellar area accessed via door in hallway.

Services: Mains gas, electricity, water and sewerage.

Council Tax: Band "C"

EPC: "D" / 62

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftproperty.com 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 FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIDDIPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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

Property Features

- 4 Bedroom
- On Street Parking
- Refurbished
- Chain Free
- Gas CH
- Close to local amenities
- Garden
- Character Features
- 2 Reception

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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