

5 Little Water Street, Carmarthen SA31 1ER

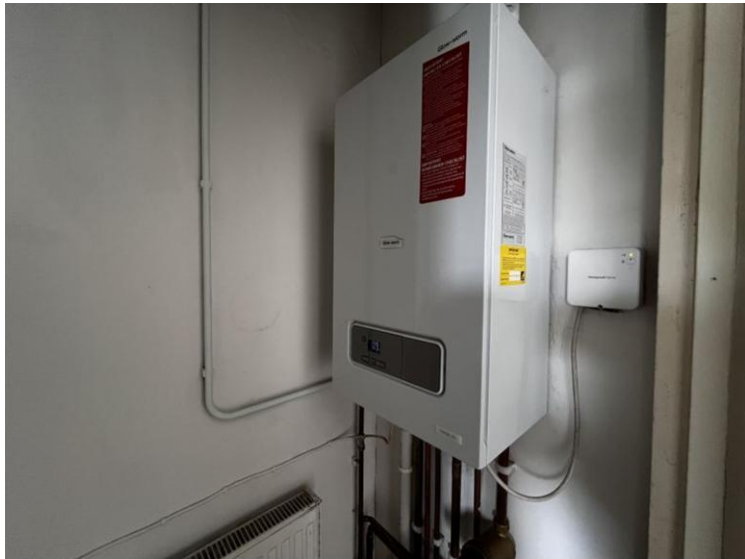
Offers In Region of £116,500 Freehold

FOR SALE | AR WERTH



Description

Offers in the Region of £116,500 | Swift Property Services are pleased to offer 5 Little Water Street, Carmarthen, to the market for sale. This well-presented two-bedroom mid-terrace property is situated in a convenient central location within easy walking distance of Carmarthen town centre and its excellent range of shops, cafés and amenities. The accommodation briefly comprises an open-plan living room/kitchen and entrance hall to the ground floor, with two bedrooms and a bathroom with shower to the first floor. Further benefits include a gas-fired combi boiler and permit parking available nearby. The property would make an ideal first-time purchase, investment or home for those seeking the convenience of town-centre living. Council Tax Band B. EPC Rating D (59). Please take a look at our virtual tour for a closer look at everything this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267 231394 or email info@swiftpropertyservices.co.uk.



Score	Energy rating	Current	Pe
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Rooms & Descriptions

Location: Conveniently situated within easy walking distance of the excellent range of amenities available in Carmarthen town centre, including shops, cafés, restaurants, a cinema, schools and the university campus. The property is also well placed for transport links, with the town's bus and railway stations located approximately one mile away. The renowned Glangwili Hospital is situated within approximately two miles, making this an ideal location for a wide range of purchasers seeking convenient town-centre living.

Ground Floor:

Entrance: *1.31m (4'4") x 1.29m (4'3")* Accessed to the fore via a uPVC opaque double-glazed entrance door opening into a small entrance hall with stairs rising to the first floor landing and a part-glazed wooden door leading to the open-plan living room/kitchen. The hall benefits from a radiator, wood-effect lino flooring, mains interlinked smoke detector, together with the consumer unit and electric meter.

Living Room / Kitchen: *4.91m (16'2") x 4.41m (14'6")* Accessed via a part-glazed wooden door from the entrance hall. The room features an open understairs storage area with plumbing for a washing machine, a uPVC double-glazed window to the fore and a radiator. The kitchen area is fitted with a range of base and wall units incorporating a stainless steel sink and drainer, freestanding electric cooker and extractor hood, with part tiled walls and flooring. The living area benefits from a fireplace surround and hearth with electric fire, carpeted flooring, telephone point and a wall-mounted thermostat for the gas-fired combi boiler.

First floor :

Landing: Stairs descend to the ground floor entrance hall. The landing benefits from a uPVC double-glazed window to the rear, carpeted flooring and access to the loft space. There is an airing cupboard housing the gas-fired combi boiler, together with doors leading to the bathroom and Bedrooms One and Two. A mains interlinked smoke detector is also fitted.

Bedroom 1: *2.65m (8'9") x 3.45m (11'4")* Accessed via a wooden door from the first floor landing. A well-proportioned double bedroom featuring a uPVC double-glazed window to the fore, radiator and carpeted flooring. The room also benefits from a fitted wardrobe with mirrored glass sliding doors.

Bedroom 2: *21.02m (69'0") x 65.00m (213'4")* Accessed via a wooden door from the first floor landing. Featuring a uPVC double-glazed window to the fore, radiator and carpeted flooring. This room is well suited as a single bedroom, home office or nursery.

Bathroom : *2.28m (7'6") x 1.83m (6'1")* Accessed via a part-glazed wooden door from the first floor landing. Fitted with a three-piece bathroom suite comprising panelled bath, wash hand basin and WC, together with an electric shower over the bath and shower panel surround. The room benefits from a uPVC double-glazed window fitted with blinds, chrome heated towel radiator, fully tiled walls and tiled flooring.

Externally: There is no allocated parking with the property; however, several public car parks are situated within a short walking distance, including John Street Car Park, which is open 24 hours, together with St Catherine's Walk Car Park and St Peter's Street Car Park. These facilities provide convenient parking options for residents and visitors alike.

Services: – We are advised that the property benefits from mains gas central heating, mains electricity, mains water and mains sewerage. The property is located within an area served by high-speed broadband and mobile network coverage is available from a number of providers. Prospective purchasers should make their own enquiries with the relevant utility and telecommunications providers regarding connection availability

Tenure: Freehold

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

EPC: D / 59

Gas and Electrics: EICR December 2022 and Gas December 2025 with certificates available.

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

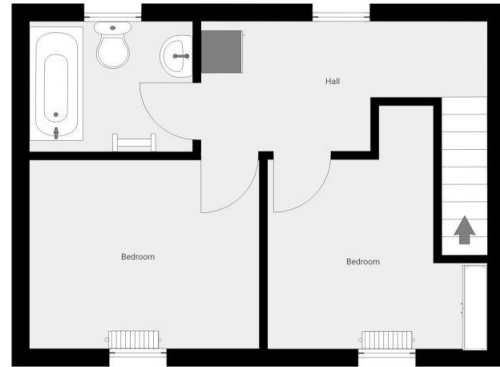
Virtual Tour Available. :

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



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Property Features

- Town Centre
- Gas CH
- Close to local amenities
- Chain Free

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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