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## FOR SALE

### 39 Towy Terrace, Ffairfach, Llandeilo SA19 6ST

Swift Property Services are pleased to offer this high standard, modernised two bedroom, two storey house situated in Ffairfach, Llandeilo. This well presented property is located approximately fourteen miles east of the county town Carmarthen and walking distance of the popular market town of Llandeilo with a great selection of amenities including shops, banks, primary/secondary schools and public houses. The accommodation comprises of two double bedrooms, open plan living room/fitted kitchen including cooker with gas hob/electric oven and extractor hood providing a spacious free-flowing feel upon entering the property. The remainder of the internal specification includes a utility room and bathroom with shower. Externally there is an enclosed rear garden consisting of a lawned/gravel area. The property is energy efficient with a mains gas central heating system featuring a "worcester" combination boiler, double glazing throughout and high levels of insulation. The property provides a light and airy feel with the open plan layout, inclusion of a velux window in the kitchen and sun tube in the bathroom. Other benefits include a large selection of power points and television points throughout the property. Viewings highly recommended!. Council tax band "B". EPC "B". 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@swiftpropertyervices.co.uk](mailto:info@swiftpropertyervices.co.uk).

# £134,950

**Freehold**

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## Ground Floor

### Living/Dining Room 4.63m x 6.35m

Access to fore via a uPVC part double glazed door. uPVC double glazed window to fore. Stairs to landing. Opening to Kitchen. Skimmed walls and ceilings. Carpeted floor. Feature fire place. Two radiators. Alcoves.

### Kitchen 2.12m x 4.39m

Opening to living/dining room. Double glazed uPVC to rear providing access to garden. Door to utility room. Range of base and wall units. Tiled walls above units. Skimmed walls and ceilings. Velux window. Worcester combination boiler. Gas hob. Electric oven. Extractor hood. 1.5 stainless steel sink and drainer. Radiator. Wood effect Lino flooring.

### Utility Room 2.49m x 1.2m

Door to kitchen. Double panel radiator. Skimmed walls and ceilings. Wood effect lino flooring. Plumbing for a washing machine.

## First Floor

### Landing

Stairs down to living/dining room. Doors to bedrooms 1 & 2 and bathroom. Access to loft space. Carpeted floor.

### Bedroom 1 4.56m x 2.73m

Door to landing. uPVC double glazed window to fore. Skimmed walls and ceilings. Double panel radiator. Door to built in cupboard. Carpeted floor.

### Bedroom 2 2.33m x 3.47m

Door to landing. uPVC double glazed window to rear. Skimmed walls and ceilings. Carpeted floor. Double panel radiator.

### Bathroom 1.88m x 1.64m

Door to landing. WC. Bath with shower over. Wash basin. Part tiled walls. Extractor. Sun tube. Double panel radiator. Wood effect Lino flooring.

## Externally

Good size mainly lawned garden and gravel garden to rear. uPVC double glazed door to kitchen. Gas meter.

## Services

Mains gas central heating, water/sewerage and electric. Council tax band "B".

## EPC

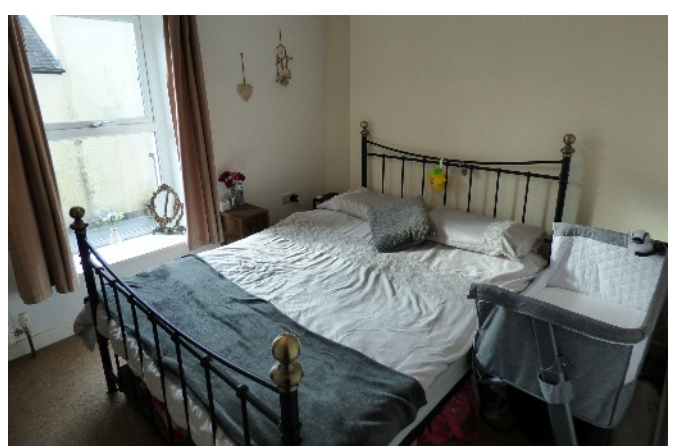
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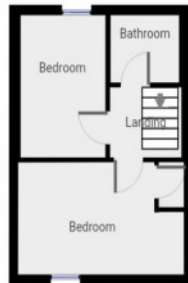
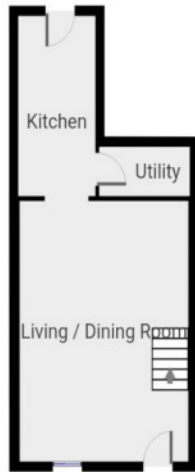
## Please Note:

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		