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## FOR SALE

### 8 Francis Terrace, Carmarthen SA31 1EY

Swift Property Services are pleased to offer this investment opportunity, comprising of a one bedroom ground floor and two bedroom first floor flat situated on Francis Terrace, Carmarthen. Well positioned, within easy access of the great range of amenities that Carmarthen town centre has to offer. Close proximity to transport links including bus and train stations. The ground floor flat comprises of one bedroom, living room, kitchen and bathroom with shower. Externally there is a rear yard/patio area. Gas central heating with a combi boiler installed in 2018. The first floor flat comprises of two bedrooms, living room, kitchen and shower room. Modern electric heating. The property benefits from new uPVC windows throughout, which were installed in 2018. Both the ground and first floor flats are occupied with long term tenants, generating an income of £8,400 per annum, this produces an attractive yield of 7%. 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

**£120,000**

**Freehold**

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## Ground Floor Flat

**Entrance Hall** - Access to fore, via a panelled wooden door leading to a communal hallway with doors to the ground floor and first floor flats.

**Inner Hall** - 0.80m (2'6"ft) x 3.80m (12'4"ft). Doors to entrance hall, living room and kitchen. Radiator. Smoke detector. Carpeted floor.

**Living room** - 3.10m (10'1"ft) x 3.80m (12'4"ft). Doors to bedroom and inner hall. uPVC double glazed window to rear. Carpeted floor. Electric fire.

**Bedroom** - 3.80m (12'4"ft) x 4.21m (13'8"ft). Door to living room. uPVC double glazed bay window to fore. Coved ceilings. Radiator.

**Kitchen** - 3.00m (9'8"ft) x 3.30m (10'8"ft). Doors to inner hall and utility room. Range of base and wall units. "Ideal Logic" combi boiler (installed in 2018). Gas cooker. Radiator. uPVC double glazed window to side. Wood effect laminate flooring.

**Utility room** - 1.70m (5'5"ft) x 2.50m (8'2"ft) uPVC double glazed door to rear patio. Doors to kitchen and bathroom. uPVC double glazed window to rear. Work top with stainless taps, sink and drainer. Radiator.

**Bathroom** - 1.30m (4'2"ft) x 2.60m (8'5"ft) Door to utility. uPVC double glazed windows to side and rear. Electric shower. Bath with mixer taps. Wash basin. WC. Extractor fan. Part panelled walls. Radiator.

**Externally** - Enclosed, tiered patio garden. Access to utility room.

**Services** - Mains gas, electricity, water and drainage. Council tax band A.

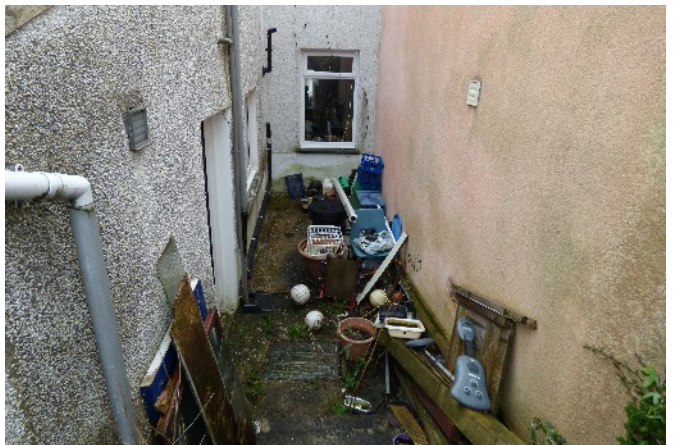
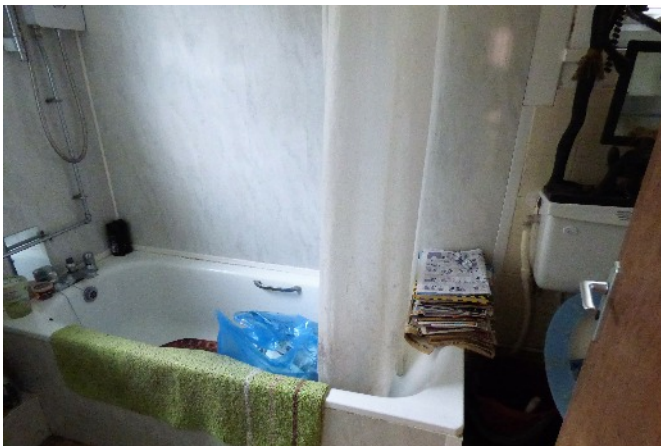
**Rental terms** - The property is subject to an assured short hold tenancy agreement dated July 2011, generating an income of £4,080 per annum. Swift Property Services manage the flat and can provide a reference for the tenant who has never missed/been late with a rental payment.

**EPC** - "D"

Note to applicants, an Ideal Logic gas combi boiler & uPVC windows were installed throughout the property in 2018.

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# Ground Floor Flat



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## First Floor Flat

**Entrance Hall** - Access to fore, via a panelled wooden door leading to a communal hallway with doors to the ground floor and first floor flats.

**Landing** - 1.90m (6'2"ft) x 5.82m (19'0"ft) - Split level landing with doors to bedrooms 1 & 2, living room, kitchen and shower room. Carpeted floor. Stairs down to entrance hall.

**Living room** - 3.10m (10'1"ft) x 3.80m (12'4ft) - uPVC double glazed window to fore. Carpeted floor. Electric radiator. Door to landing.

**Bedroom 1** - 3.10m ( 10'1"ft) x 3.50m (11'4"ft) - Door to landing. uPVC double glazed window to rear. Carpeted floor. Electric radiator.

**Bedroom 2** - 1.90m (6'2"ft) x 2.80m (9'1"ft) - Door to landing. uPVC double glazed window to fore. Carpeted floor.

**Kitchen** - 2.12m (6'9"ft) x 3.40m ( 11'3"ft) max - Door to landing. Base and wall units. Electric cooker. uPVC double glazed window to rear. Wood effect Lino flooring.

**Shower room** - 0.85m (2'7"ft) x 3.20m (10'4"ft) - Door to Landing. uPVC double glazed window to rear. Walk in shower cubicle. WC. Electric shower. Wash basin. Extractor fan. Wood effect Lino flooring.

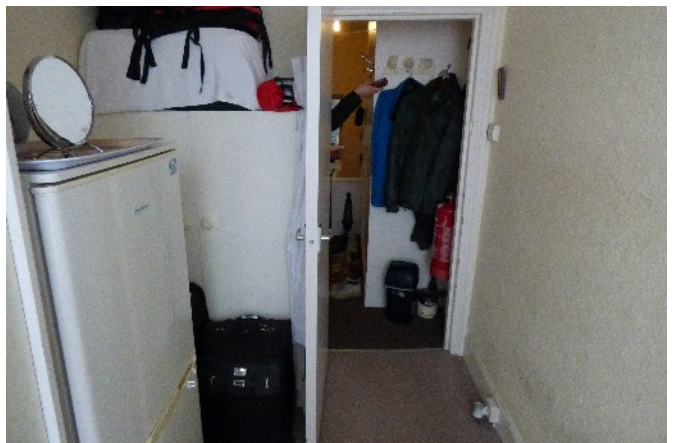
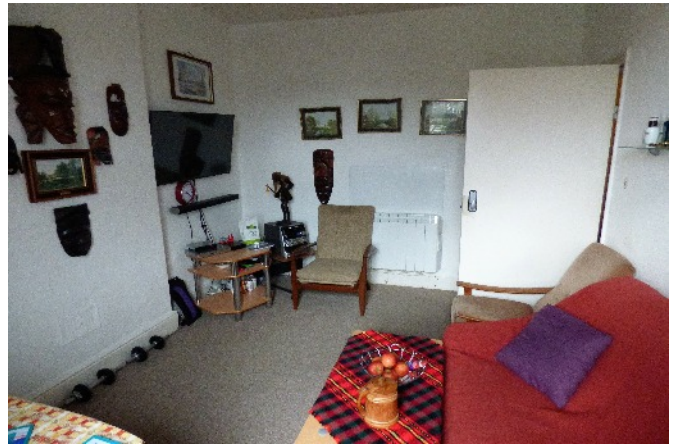
**Services** - Electricity, water and drainage. Council tax band A.

**EPC** - "E"

**Rental Terms** - The property is subject to an assured short hold tenancy agreement dated April 2007, generating an income of £4,320 per annum. Swift Property Services manage the flat and can provide a reference for the tenant who has never missed/been late with a rental payment.

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# First Floor Flat



### Ground Floor flat

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

### First Floor Flat

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	43   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

▼ Ground Floor

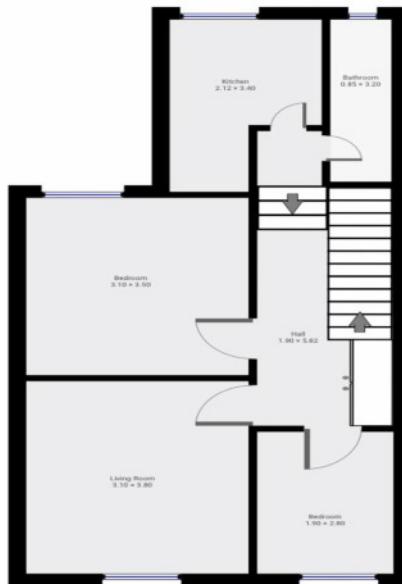
TOTAL AREA: 47.61 m<sup>2</sup> - LIVING AREA: 47.61 m<sup>2</sup> -



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▼ 1st Floor

TOTAL AREA: 46.39 m<sup>2</sup> - LIVING AREA: 46.39 m<sup>2</sup> -



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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