

Gellideg, Wellfield Road, Carmarthen, SA31 1DS

Offers Invited £389,950 Freehold

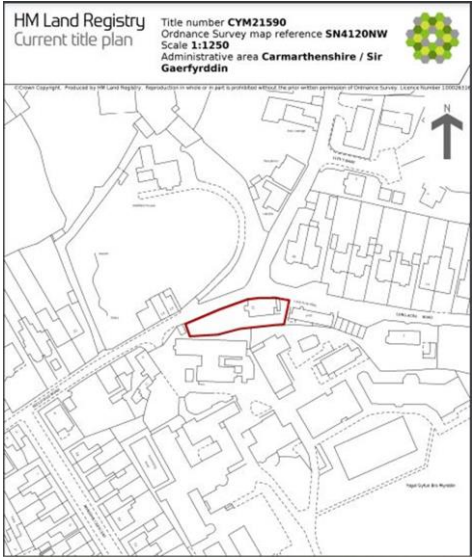
FOR SALE | AR WERTH



Description

*****Investment property***** Fantastic investment opportunity to purchase this fully let block of flats generating an annual income of £32,400, producing an attractive gross yield of approximately 8.3%. The block consists of 5 self contained flats, 3 x 2 bedroom and 2 x 1 bedroom. Internally the flats are comprised of a kitchen/lounge, bathroom and bedroom(s). The property sits within a very large plot, offering plenty of parking. The property is located on Wellfield Road, a very popular and sought after area of Carmarthen, walkable to the town centre, which is home to many national and local occupiers, providing a vast selection of shops and restaurants. Each flat benefits from electric heating and is supplied/metered independently. Satisfactory electrical certificate (DEICR) in date and available to view. Smoke alarms are mains throughout the property to comply with residential letting regulations. EPC 'E', apart from Flat 3, which is EPC 'F' with an exemption. Council tax band 'A' and 'B'. Please see our virtual tour for a good insight as to what this property has to offer. Freehold property. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.





Rooms & Descriptions

Description: fully let block of flats generating an annual income of £32,400, producing an attractive gross yield of approximately 8.3%. The block consists of 5 self contained flats, 3 x 2 bedroom and 2 x 1 bedroom. Internally the flats are comprised of a kitchen/lounge, bathroom and bedroom(s). The property sits within a very large plot, offering parking for circa 15 cars. Each flat benefits from electric heating and has UPVC double glazed windows.

Location: The property is located on Wellfield Road, a very popular and sought after area of Carmarthen, within walking distance of Carmarthen town centre, which is home to many national and local occupiers, providing a vast selection of shops and restaurants. Within close proximity to schools, supermarkets and transport links.

Flat 1: Two bedroom ground floor flat comprised of porch, entrance hall, kitchen/lounge/diner, bathroom and two bedrooms. Modern economy 10 electric central heating system. UPVC double glazing. Car parking space. Passing rent £525 pcm, contract start date December 2021, written statement has been served, last rent increase September 2024. EPC E rating. Council tax band A.

Flat 2: Two bed ground floor flat comprised of kitchen/lounge/diner, bathroom and two bedrooms. Circa 45 sqm (484 sqft). Modern economy 10 electric central heating system. UPVC double glazing. Car parking space. Passing rent £525 pcm, contract start date December 2021, last rent increase September 2024, written statement has been served. EPC E rating. Council tax band B.

Flat 3: One bedroom first floor flat comprised of entrance lobby, hallway, kitchen/lounge/diner, bathroom and bedroom. Circa 32 sqm (344 sqft). Modern economy 10 electric central heating system. UPVC double glazing. Car parking space. Passing rent £525 pcm, occupation contract start date February 2023, last rent increase February 2024. EPC F rating with exemption. Council tax band A.

Flat 4: One bedroom first floor flat comprised of kitchen, lounge/diner, bathroom and bedroom. 29 sqm (312 sqft). Modern economy 10 electric central heating system. UPVC double glazing. Car parking space. Passing rent £550 pcm, occupation contract start date June 2024. EPC E rating. Council tax band A.

Flat 5: Two bed second floor flat comprised of kitchen/lounge/diner, bathroom and two bedrooms. Circa 38 sqm (409 sqft). Modern economy 10 electric central heating system. UPVC double glazing. Car parking space. Passing rent £575 pcm, occupation contract start date May 2024. EPC E rating. Council tax band B.

External: Large gravelled area for circa 15 cars

Tenure: Freehold

Services: We are advised mains water, electricity & drainage are connected. Electricity supplied and metered independently.

Certificates: Satisfactory electrical certificate (DEICR) in date and available to view. Smoke alarms are mains throughout the property to comply with residential letting regulations

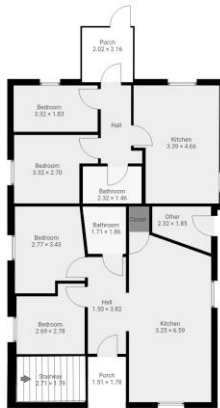
Construction: Stone

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

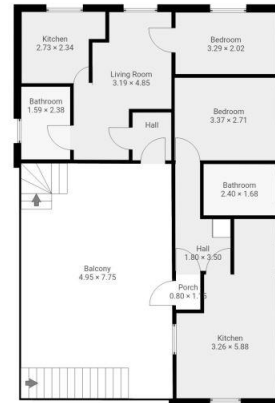
Sprift Report:

<https://sprift.com/dashboard/property-report/gelli-deg-wellfield-road-carmarthen-sa31-1ds/3670972>

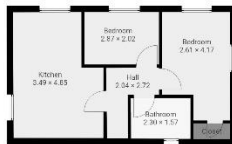
Floor Plan



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Property Features

- Investment property
- Diversified Income Profile
- Income Producing
- Off Road Parking
- Popular Location
- Close to Local Amenities
- Block of Flats
- Fantastic Return Opportunity
- Attractive Yield

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-)	A		Very environmentally friendly - lower CO ₂ emissions
(81-91)	B		(92-) A
(69-80)	C		(81-91) B
(55-68)	D	62	(69-80) C
(39-54)	E	40	(55-68) D
(21-38)	F		(39-54) E
(1-20)	G		(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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