

55 Parc Starling, SA31 3HX

Private Treaty £239,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property services are pleased to offer this modern, three bedroom, detached house situated in Parc Starling, Johnstown. Well positioned close to primary/secondary schools and leisure centre. Carmarthen town centre is approximately one mile away. The accommodation is set over two floors, with the ground floor comprising of an entrance hallway, living room, kitchen/diner, utility and cloakroom with WC. The first floor comprises of three bedrooms, en suite and family bathroom. Externally there is off road parking, enclosed lawned rear garden and a garage. Energy efficient with Mains gas central heating, high levels of insulation and double glazing throughout. Council tax band E. EPC 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@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: The property is located in the modern development of Parc Starling, Johnstown. Convenience store/petrol station opposite. Walking distance of Primary/secondary schools and leisure centre. Carmarthen town centre and A40 are located within one mile.

Ground Floor:

Entrance Hall: Access to fore via a wooden part glazed door. Doors to living room, kitchen/diner and cloakroom/wc. Stairs to first floor landing. Wood effect, laminate flooring. Radiator. Smoke detector.

Living Room: 3.92m (12'11") x 3.28m (10'10") Part glazed, wooden door to hallway. Bay window to fore. Wood effect, laminate flooring. Radiator. Telephone/television connection.

Kitchen/Diner/Utility: 5.48m (18'0") x 4.36m (14'4") Wooden part glazed door to hallway. uPVC double glazed patio doors to rear garden. uPVC double glazed window to rear. Side part glazed door to side access. Utility area. Range of modern, glossy base and wall units. Integrated fridge / freezer, dishwasher. Gas hob. Electric oven. Tiled flooring. Part tiled walls. Two radiators. Stainless mixer tap, composite sink and drainer. Extractor fan. Access to understairs storage.

WC / Cloakroom: Door to hallway. uPVC double glazed window to side elevation. WC. Sink. Radiator. Wood effect, laminate flooring. Part tiled walls.

First Floor:

Landing: Stairs down to ground floor. Doors to bedrooms 1, 2 & 3, bathroom and airing cupboard. uPVC double glazed window to side. Access to loft space. Carpeted floor.

Bedroom 1: 3.96m (13'0") x 3.37m (11'1") Door to En Suite shower room. uPVC double glazed window to fore. Carpeted floor. Radiator.

En Suite: Door to bedroom 1. uPVC double glazed window to side. WC. Shower cubicle. Wash hand basin. Wood effect lino flooring. Chrome towel radiator. Extractor.

Bedroom 2: 3.01m (9'11") x 2.43m (8'0") Door to landing. uPVC double glazed window to side. Radiator. Carpeted floor.

Bedroom 3: 2.40m (7'11") x 2.47m (8'2") Door to landing. uPVC double glazed window. Radiator. Carpeted floor.

Bathroom: Door to landing. Bath with shower over. WC. Wash hand basin. Chrome towel radiator. Wood effect lino flooring. Extractor.

Externally : Tarmac driveway to fore. Garage with power/lighting. Side access. Small front lawn. Enclosed lawned garden.

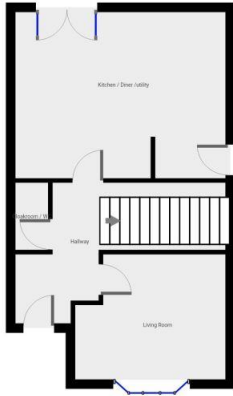
Services: Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

Council Tax: Band "E".

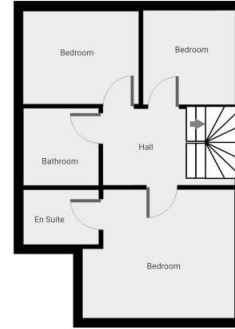
EPC: C / 73

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

Floor Plan



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

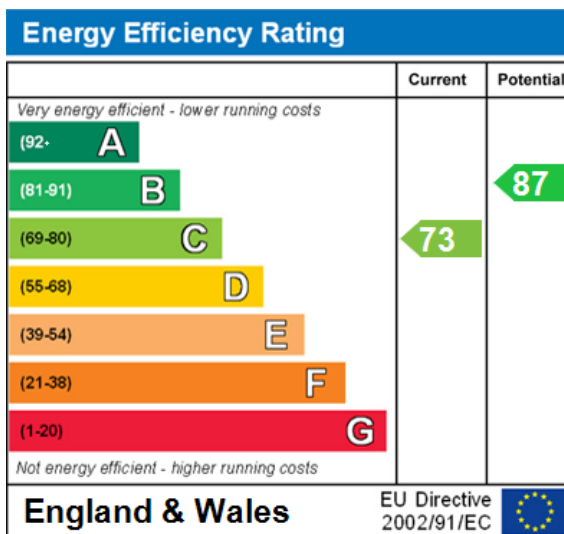


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EDOPIKA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- Garden
- Off road parking
- 3 Bedroom
- Detached
- Garage
- Gas CH

EPC Certificate



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