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FOR SALE

51 Maes Pedr, Carmarthen, Carms, SA31 3BW

Swift Property Services are pleased to market this "The Rufford" 3 bedroom detached house in Maes Pedr, Carmarthen. Maes Pedr is a new residential development on the west side of Carmarthen town and is well located for accessing local primary and secondary schools as well as a range of local amenities. Completed in 2016 this modern home is available for sale on a chain free basis. It is comprised internally of a living room, kitchen /diner, ground floor WC, 3 bedrooms, 1 en-suite shower room, and a family bathroom. There is driveway parking for 2 vehicles, a garage and a lawned enclosed garden to the rear. Gas central heating. Offers in Excess of £160,000.



Offers in excess of **£160,000**



MEASUREMENTS / DESCRIPTION

ENTRANCE HALL - Entrance hall/porch with door to the living room, radiator, wood effect laminate floor.

LIVING ROOM - 3.13m (10' 3") x 4.95m (16' 3") - uPVC double glazed window to the fore, door to inner hall, radiator, wood effect laminate floor.

INNER HALL - Doors to the kitchen and WC, staircase to the first floor, radiator, wood effect laminate floor, wall mounted thermostat.

WC - WC and wash hand basin, vinyl flooring, radiator.

KITCHEN / DINER - 5.76m (18' 11") x 2.36m (7' 9") - A range of wall and base units with work surface, 1.5 bowl sink/drain, electric oven and 4 ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for tall fridge/freezer, uPVC window and French doors to the rear garden. Dining area. Radiator, wood effect laminate floor.

FIRST FLOOR LANDING - With doors to 3 bedrooms and bathroom. Storage closet. Access to loft. uPVC window to side.

MASTER BEDROOM (WITH EN SUITE) - 4.35m (14' 3") x 2.92m (9' 7") - 2 uPVC windows to the fore, fitted carpet, radiator. Door to en suite measuring 1.31m (4' 4") x 2.08m (6' 10"), double shower cubicle with mains powered shower, WC, wash hand basin, partially tiled, uPVC window to side, extractor fan, radiator, vinyl flooring.

BEDROOM 2 - 2.64m (8' 8") x 3.46m (11' 4") - 2.64m (8' 8") x 3.46m (11' 4") - uPVC window to the rear, radiator, fitted carpet.

BEDROOM 3 - 3.01m (9' 11") x 2.40m (7' 10") - uPVC window to the rear, radiator, fitted carpet.

BATHROOM - 2.65m (8' 8") x 1.70m (5' 7") - WC, wash hand basin and bath, uPVC window to the side, partially tiled, radiator, vinyl flooring, extractor fan.

GARAGE - 2.50m (8' 2") x 4.30m (14' 1") - Up and over door, power and lighting.

EXTERNALLY - Driveway parking for maximum 2 vehicles, enclosed lawned garden to the rear with side access.

SERVICES - Mains gas, electricity, water and drainage. Council tax band D. 999 year lease granted in October 2016. We are advised by the vendor there is an annual ground rent payable of approx £150 per year.



Energy Performance Certificate



51 Maes Pedr, CARMARTHEN, SA31 3BW

Dwelling type: Detached house
Date of assessment: 07 September 2016
Date of certificate: 07 September 2016

Reference number: 8204-6933-2939-6207-0163
Type of assessment: SAP, new dwelling
Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

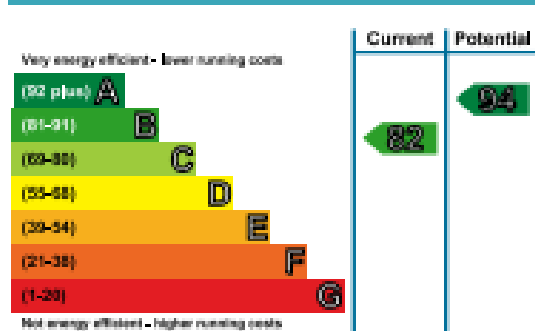
Estimated energy costs of dwelling for 3 years:	£ 1,191
Over 3 years you could save	£ 102

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 780 over 3 years	£ 780 over 3 years	
Hot Water	£ 252 over 3 years	£ 150 over 3 years	
Totals	£ 1,191	£ 1,089	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

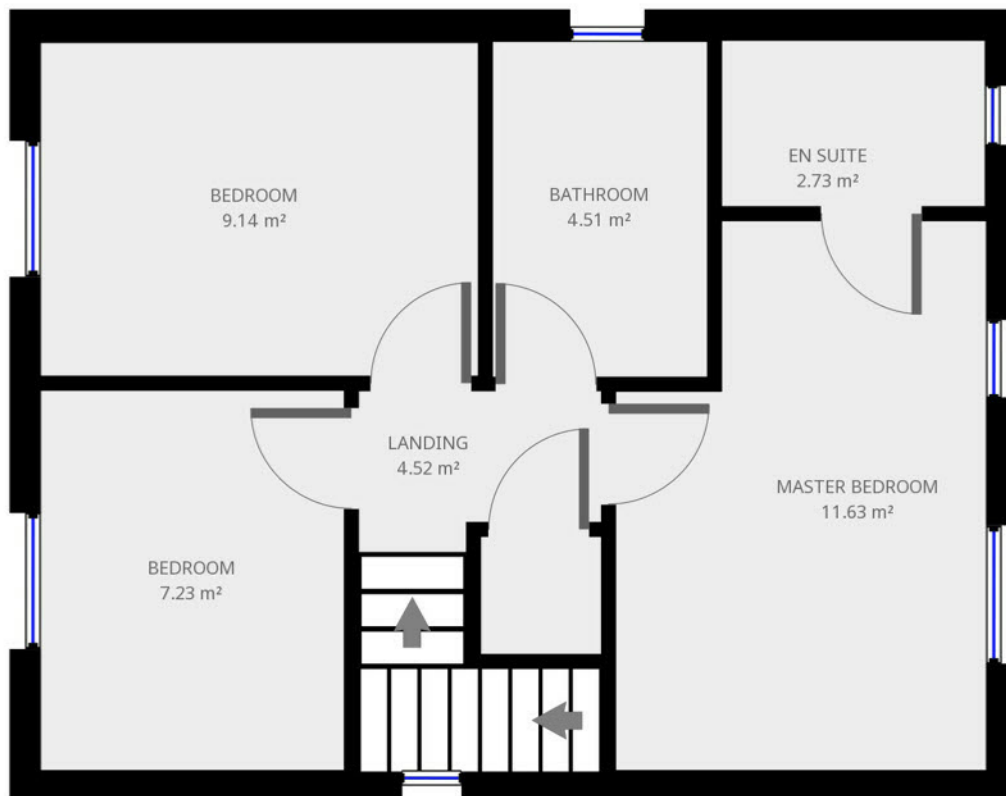
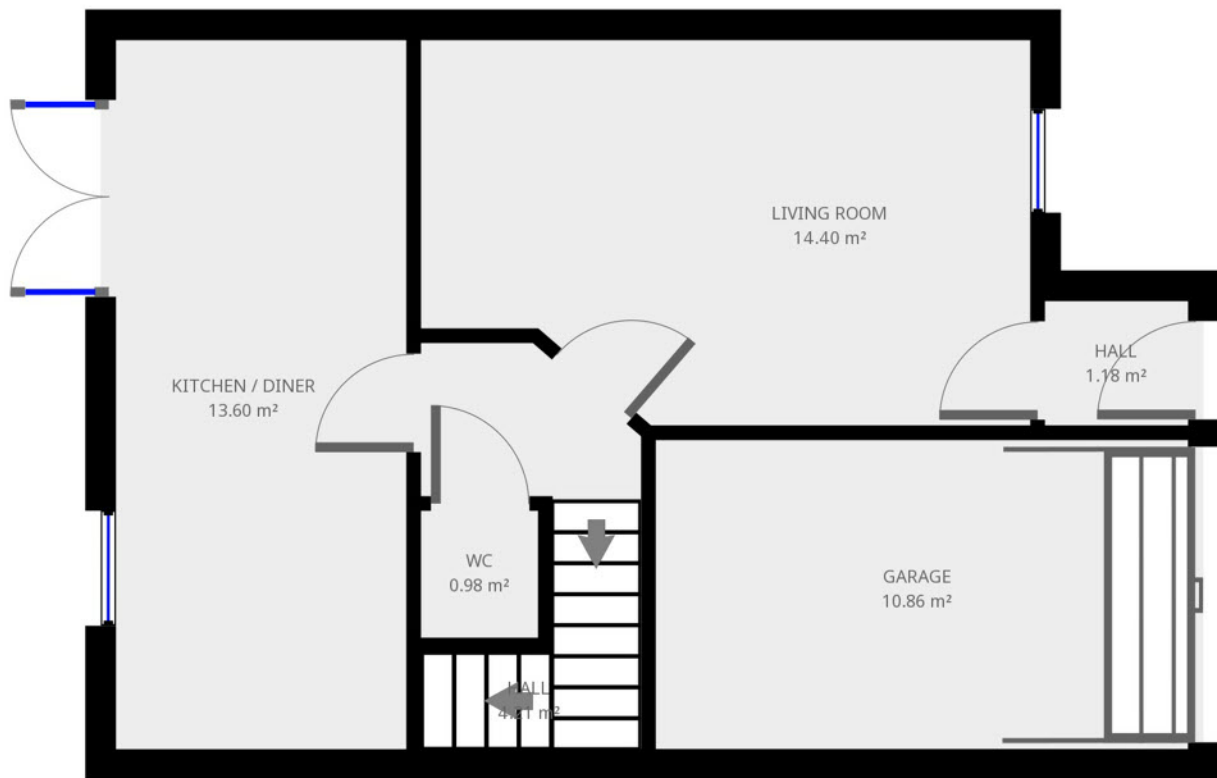
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849



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.