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FOR SALE

7 Trem Y Coleg, Carmarthen, SA31 3ED

Swift Property Services are pleased to market this modern detached 4 bedroom family home in the desirable "Charles Church" development of Trem-Y-Coleg, Carmarthen. Trem Y Coleg is a pleasant cul de sac which benefits from being within walking distance of the town centre and a range of amenities. Internally the property comprises of entrance hallway, spacious living room, contemporary kitchen/diner, separate dining room and wc cloakroom. The first floor comprises of four bedrooms, family bathroom with shower over bath and en suite shower room. Externally there is off road parking for two cars and a single garage. For all viewings and enquiries contact Swift Property Services.



£219,950

Freehold





ENTRANCE HALL - Front door entry to entrance hall with staircase to the first floor, doors to the living room, dining room, kitchen, ground floor WC/Cloakroom.

KITCHEN - 3.92m x 4.16m - Fitted kitchen/diner with a range of modern wall and base units with work surface over. Electric integrated oven with gas hobs and extractor unit, sink/drain, plumbing for dishwasher and washing machine. Wall cupboard housing mains gas fired combination boiler which serves the central heating system & heats the domestic water. UPVC window to side with Georgian bar effect. UPVC double glazed double doors leading out to rear garden. Polished porcelain tiled floor. Panel radiator with grills. Telephone point.

LIVING ROOM - 3.42m x 6.79m- UPVC double glazed window to fore with Georgian bar effect. Two panel radiators with grills. Two television points. Telephone point. Dimmer light switch.

DINING ROOM - 2.57m x 3.11m - Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect. Six panel door.

GROUND FLOOR WC / CLOAKROOM - Economy flush WC & pedestal wash hand basin. Half tiled walls. UPVC double glazed window to rear with Georgian bar effect. Polished porcelain tiled floor. Panel radiator with grills.

FIRST FLOOR

LANDING - Panel radiator with grills. Airing cupboard housing hot water cylinder. Doors leading off to all bedrooms & family bathroom. Spotlighting.

MASTER BEDROOM (WITH EN SUITE) - 3.51m x 3.35m - Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect. Two built-in double wardrobes. Telephone point. Television point. Door to En-Suite with shower cubicle with chrome mixer shower & fully tiled walls. Economy flush WC. Pedestal wash hand basin. Part tiled walls. Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect.

BEDROOM 2 (Rear) - 3.51m x 2.79m - Panel radiator with grills. UPVC double glazed window to side with Georgian bar effect.

BEDROOM 3 (Rear) - 2.78m x 2.68m - Panel radiator with grills. UPVC double glazed window to side with Georgian bar effect.

BEDROOM 4 (Front) - 3.22m x 4.0m - Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect.

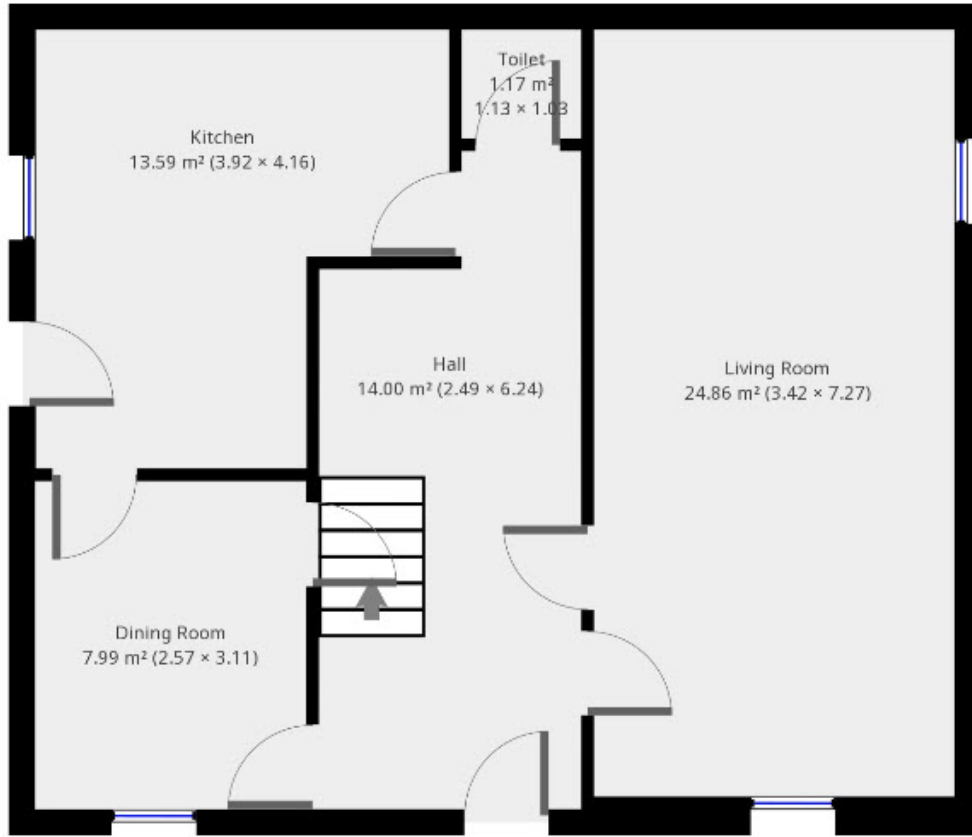
BATHROOM - Three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap & panelled bath with chrome mixer shower over. Part tiled walls. Panel radiator with grills. UPVC double glazed window to rear with Georgian bar effect.

EXTERNALLY - Lawned garden area to fore bounded by pedestrian pathway. Tarmac driveway providing two parking spaces in tandem & leading up to a detached single garage with up & over door to fore. Pedestrian gated access to side leading into rear garden.

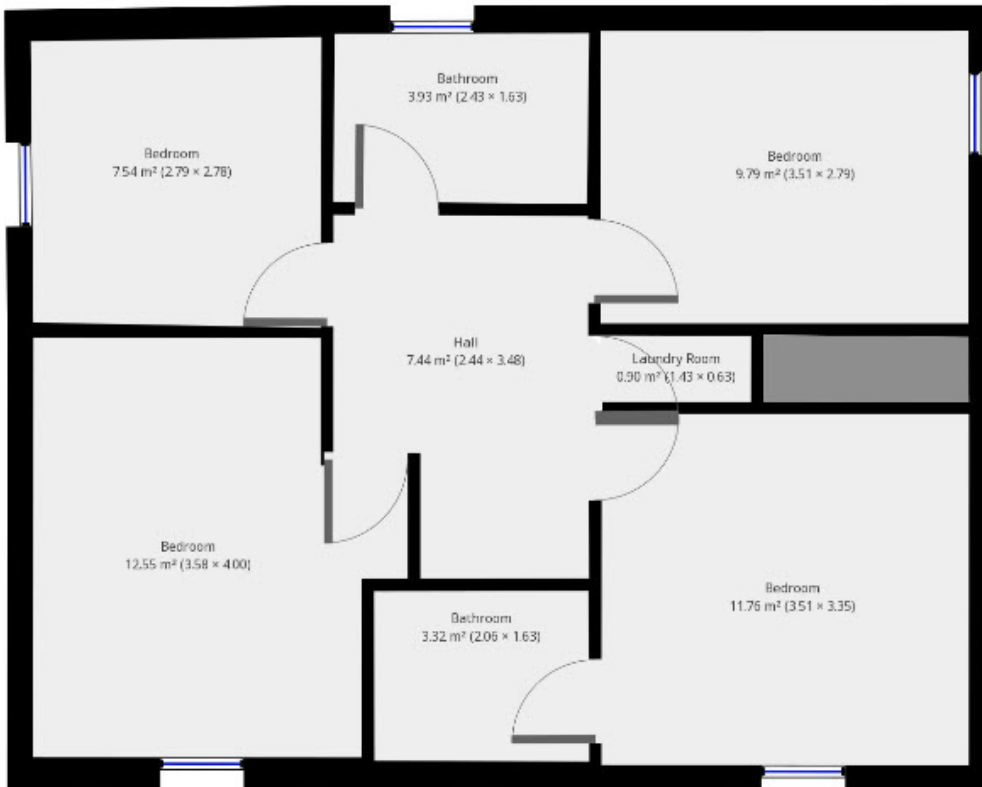
SERVICES - Mains gas, electricity, water and drainage.

Council tax band E

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



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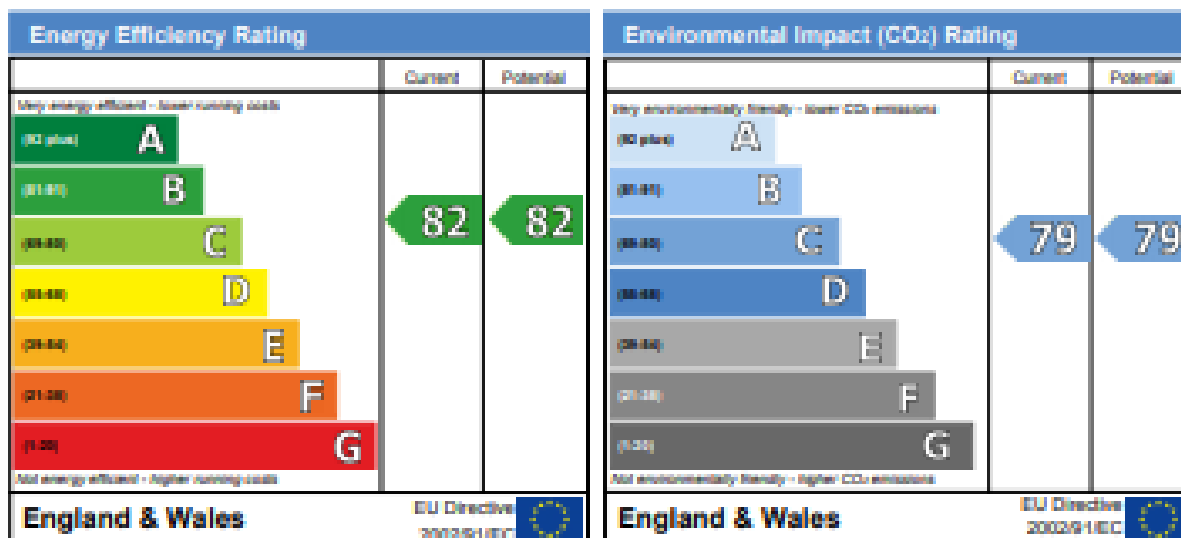
Energy Performance Certificate



7, Trem y Coleg,
CARMARTHEN,
SA31 3ED

Dwelling type: Detached house
Date of assessment: 26 August 2010
Date of certificate: 27 August 2010
Reference number: 0172-2896-6181-9320-5575
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	128 kWh/m ² per year	128 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£65 per year	£65 per year
Heating	£357 per year	£357 per year
Hot water	£125 per year	£125 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.