

71 Burgess Meadows, Carmarthen SA31 3JW

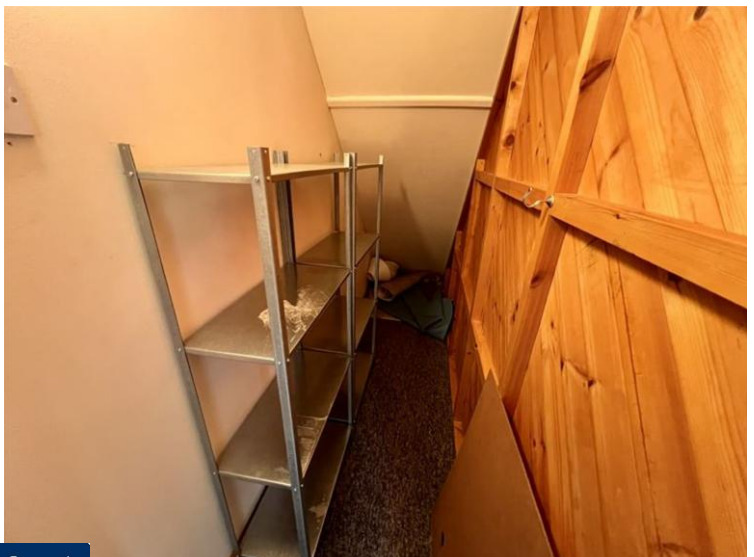
Offers In Region of £149,950 Freehold

FOR SALE | AR WERTH



Description

A good standard two bedroom end-terrace house situated in the popular residential location of Burgess Meadows, Johnstown, conveniently positioned close to local amenities including a convenience store, primary/secondary schools and the leisure centre, with Carmarthen town centre approximately one mile away; recently redecorated with new flooring throughout, the accommodation comprises a living room, kitchen/diner and generous under-stairs storage to the ground floor, with two double bedrooms and a bathroom with shower over to the first floor, while externally the property benefits from an enclosed rear garden with lawn and patio areas, off-road parking and an additional patio area to the front, along with mains gas central heating, gas hob/electric oven, plumbing for a washing machine, Council Tax Band C and EPC rating D (67). Chain Free. Freehold. A virtual tour is available, and viewings can be arranged through Swift Property Services on 01267 231394 or info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: Burgess Meadows is a popular and well-established residential area within Johnstown, on the outskirts of Carmarthen, favoured for its convenient access to everyday amenities and excellent transport links. Johnstown offers a range of facilities including convenience stores, schools and leisure amenities, while Carmarthen town centre is approximately one mile away, providing a wider selection of shops, cafés, restaurants and services. The area is also well placed for commuters, with good road connections via the A40/A48 and access to Carmarthen railway station with routes to Swansea, Cardiff and beyond. Nearby education provision includes both primary and secondary schools, with further education available at Coleg Sir Gâr and the University of Wales Trinity Saint David, making the location attractive to families, professionals and those seeking easy access to town-centre facilities.

Ground Floor:

Living Room: 3.95m (13'0") x 4.60m (15'2") The living room features a carpeted floor with a uPVC double glazed window to the front elevation, providing plenty of natural light, together with a radiator for comfort. A wooden entrance door opens to the front, with a further internal door leading through to the kitchen. Stairs rise from the living room to the first-floor accommodation.

Kitchen: 3.94m (13'0") x 2.68m (8'10") The kitchen benefits from a uPVC double glazed door and window to the rear elevation, providing natural light and access to the garden, with internal doors leading to the living room and a spacious under-stairs storage cupboard. The room is fitted with a range of base and wall units with worktops incorporating a stainless steel sink with hot and cold water taps, together with an integrated gas hob and electric oven, extractor hood, and a gas-fired Worcester combination boiler. Finished with wood-effect flooring and including a battery-operated carbon monoxide detector.

First Floor:

Landing: The landing provides access to Bedrooms 1 and 2 and the bathroom, with stairs descending to the living room. Additional features include access to the loft space, a smoke detector and a carpeted floor.

Bedroom 1: 3.97m (13'1") x 2.69m (8'10") Door to landing, radiator, carpeted floor, upvc double glazed window to fore.

Bedroom 2: 0.03m (0'2") x 97.02m (318'4") (Height: 95.00m (311'9")) Bedroom 2 is a further double room with a uPVC double glazed window to the rear elevation, a radiator and a carpeted floor, with an internal door leading to the landing. The room also benefits from a useful airing cupboard for additional storage.

Bathroom: The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, with part-tiled walls, an extractor fan and wood-effect flooring, and an internal door leading to the landing.

Externally : Externally, the property benefits from off-road parking to the front together with a further grassed area, while to the rear there is an enclosed garden comprising lawn and patio areas.

Services: Mains gas central heating, electricity, mains water and mains drainage are connected. The property is located within an area offering high-speed broadband coverage. Gas safety certificate in place (serviced December 2025). Electrical certification carried out February 2023.

Tenure: Freehold.

EPC: EPC Rating: D (63).

Construction: Cavity wall construction.

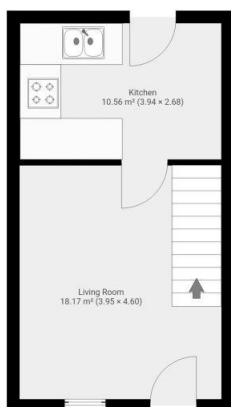
Floor Area: 59 sq m / approximately 635 sq ft

Council Tax / Local Authority: Council Tax Band C – Carmarthenshire County Council.

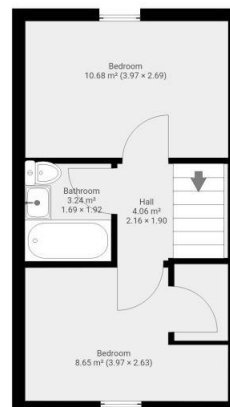
Viewings / Enquiries : Please contact Swift Property Services on 01267 231394 or via email at info@swiftpropertyservices.co.uk for any enquiries or to arrange a viewing.

Please Note: These property details do not constitute an offer or contract. Floor plans, virtual tours, and measurements are provided for guidance only and are approximate; prospective purchasers should satisfy themselves as to all aspects of size, layout, condition, access, and any planning matters. No services or appliances have been tested by Swift Relocations, and it is the responsibility of the purchaser to ensure their satisfactory condition. Photographs may have been taken using a wide-angle lens and may depict items that are not included in the sale. Swift Property Services is the trading name of Swift Relocations Ltd (Company Registration Number: 728398).

Floor Plan



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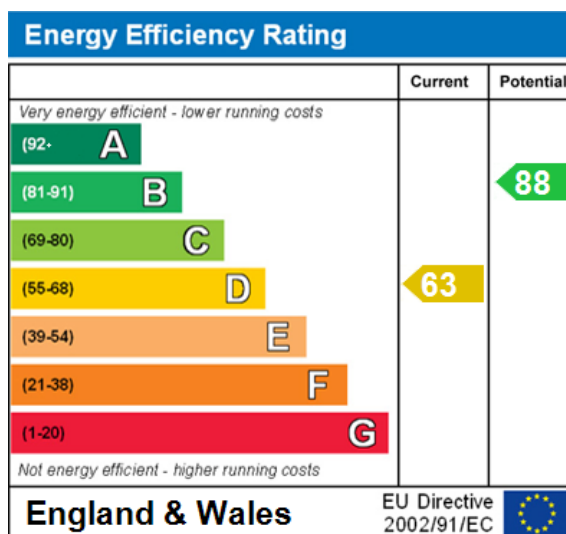


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Property Features

- Garden
- Gas CH
- Off road parking
- 2 Bedroom

EPC Certificate



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