

1 Cadifor Street, Carmarthen. SA31 1RY

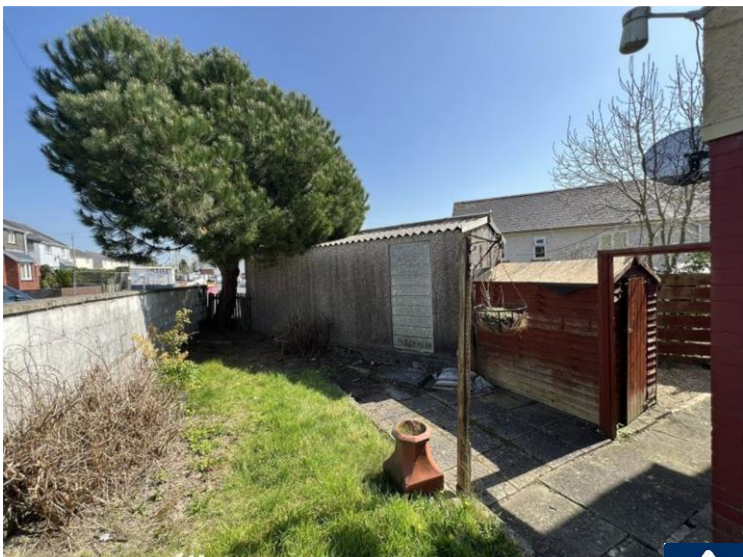
Offers In Region of £132,500 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this three bedroom end terrace house situated on Cadifor Street, Carmarthen. Conveniently situated within walking distance of Carmarthen town Centre and local amenities, including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away. The property is internally comprised of living room, kitchen and bathroom with shower over bath on the ground floor. The first floor is comprised of three bedrooms. Externally there is a lawned garden to the fore, rear patio, detached garage, shed and on street residents parking available by permit through the local authority, Carmarthenshire county council. Mains gas central heating with Vaillant combi boiler. Plumbing for a washing machine. Double glazed throughout. Council tax band "B". Freehold. Chain free. Please see our virtual tour to fully appreciate all that this property has to offer. For all enquiries or to arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: Situated in a central, convenient location within a level walk of Carmarthen town Centre and local amenities including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away.

Ground Floor:

Entrance: Pedestrian gate to the fore, with steps dropping down to a small concrete pathway leading to the front door. uPVC double glazed door opening to the entrance hall. Doors to bathroom, kitchen, living room and stairs to first floor landing. Understairs storage cupboard. Wood effect laminate floor. Radiator. Coving. Dado rail.

Living Room: 3.42m (11'3") x 4.88m (16'1") Door to entrance hall. uPVC double glazed windows to front and rear. Hearth and fire surround (not in use). Double paneled Radiator. Wood effect laminate flooring. Dado rail. Coving. Curtain poles.

Kitchen: 1.80m (5'11") x 4.85m (15'11") Internal door to hall. External uPVC double glazed door to rear garden and window. Range of base and wall units. Stainless sink and drainer. Freestanding electric cooker. Plumbing for a washing machine. Part tiled walls. Radiator. Tiled floor. Extractor.

Bathroom: 1.67m (5'6") x 1.92m (6'4") Door to hall. Three piece bathroom suite. Coupled WC with push button flush. Bath with shower over and mixer tap. Frosted UPVC double glazed window. Extractor. Wash basin with mixer tap / vanity unit. Radiator. Extractor.

First Floor:

Landing: Stairs down to ground floor hall. Doors to bedrooms 1, 2 & 3. Mains Smoke detector. Upvc double glazed window to rear elevation. Carpeted floor.

Bedroom 1: 2.70m (8'11") x 4.88m (16'1") Door to landing. uPVC double glazed windows to front and rear. Radiator. Carpeted floor. Picture rail.

Bedroom 2: 3.99m (13'2") x 2.25m (7'5") Door to hall. uPVC double glazed window to rear. Cupboard housing the "Vaillant" combi boiler. Picture rail. Carpeted floor.

Bedroom 3: 2.52m (8'4") x 2.43m (8'0") Door to landing. uPVC double glazed window to rear. Radiator. Carpeted floor. Picture rail.

Externally : Enclosed lawned garden to fore. Detached garage approx 5.74m x 3.00m with up and over door,

access off street. Residents permit parking by arrangement through the local authority Carmarthenshire County Council. Enclosed rear patio garden with a southerly, sunny aspect.

Services: Mains gas central heating Vaillant combination boiler), electricity, mains water and sewerage. High speed broadband coverage area. Gas certificate (Carried out August 24) & EICR (Carried out October 22) available on request. Mains, interlinked smoke detectors.

Construction: Cavity Wall (ex local authority property).

Council Tax: Band "B". Local Authority Carmarthenshire County Council

EPC: C (70)

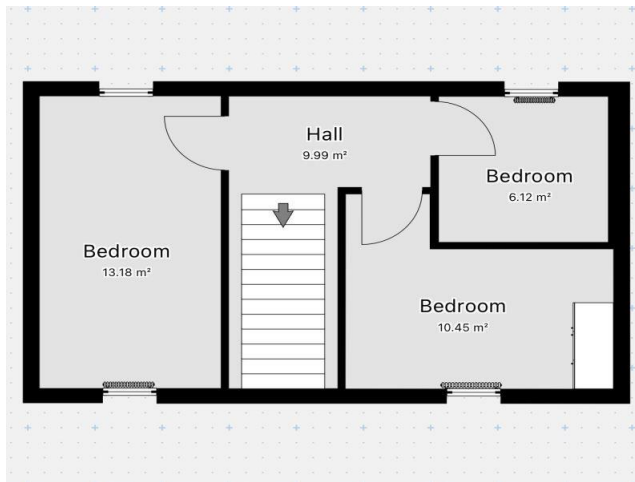
Tenure: Freehold

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

Further Details: <https://portal.sprift.com/property-report/1-cadifor-street-carmarthen-sa31-1ry/4228142>

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

Floor Plan



Property Features

- Close to Local Amenities
- 3 Bedroom
- Garage
- Garden
- Gas CH
- Walking Distance to Town Centre
- Popular Location
- Chain Free

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92- A			(92- A
(81-91) B		85	(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales

EU Directive 2002/91/EC

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