

11 Bryn Gorwel, Carmarthen SA31 1SG

Offers In Region of £189,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 11 Bryn Gorwel on the market for sale. Conveniently situated on a cul de sac within one mile of Carmarthen town centre and a large range of amenities can be found nearby including shops, cafes, school, leisure centre, primary / secondary schools, university, hospital and transport links including bus / train stations. The accommodation is presented to a high standard by the current vendors. Brief specification of the accommodation, comprised of entrance porch, living room and kitchen on the ground floor. The first floor is comprised of three bedrooms and contemporary bathroom. Externally there is off road parking to the fore, garage and a well presented, low maintenance, enclosed tiered garden to the rear including a sun terrace, dining area and bar offering the perfect place to relax and socialise. Mains gas central heating. Double glazed throughout. EPC - D/65. Council tax band "C". Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: Conveniently situated on a cul de sac within one mile of Carmarthen town centre and a large range of amenities can be found nearby including shops, cafes, school, leisure centre, primary / secondary schools, university, hospital and transport links including bus / train stations.

Ground Floor:

Entrance Porch: Access to the fore via a uPVC double glazed door. Two uPVC double glazed windows to the side. Storage cupboard. Wooden door to living room.

Living Room: *4.46m (14'8") x 4.51m (14'10")* Door to porch and kitchen. Stairs to first floor landing. uPVC double glazed window to the fore. Built in electric fire. Wooden flooring. Radiator. Spot lighting. Consumer unit.

Kitchen: *2.99m (9'10") x 4.41m (14'6")* Internal door to living room. uPVC double glazed door to garden. Two uPVC double glazed windows to side. Range of base and wall units. Fitted breakfast bar / dining table. Stainless sink / drainer with mixer tap. Integrated gas hob / electric oven and microwave(available by negotiation). Plumbing for a washing machine. Extractor hood. Tiled flooring. Integrated display cabinet and wine rack. Coved ceilings. Radiator. Smoke detector.

First Floor:

Landing: Stairs down to living room. Doors to bedrooms 1, 2 & 3, bathroom and airing cupboard housing the hot water cylinder. Access to loft space. Opaque uPVC double glazed window to side. Carpeted floor. Smoke detector.

Bedroom 1: *2.45m (8'1") x 3.53m (11'7")* Door to landing. uPVC double glazed window to the fore. Bult in wardrobe / cupboard. Carpeted floor. Radiator.

Bedroom 2: *3.00m (9'11") x 3.02m (9'11")* Door to landing. uPVC double glazed window to the rear. Carpeted floor. Radiator.

Bedroom 3: *2.51m (8'3") x 1.93m (6'4")* Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator.

Bathroom: *1.90m (6'3") x 2.11m (7'0")* Door to landing. uPVC frosted double glazed window to rear elevation. Three piece bathroom suite comprised of close coupled rimless WC with push button flush, Bath with mixer tap / electric shower over and rectangular wash basin with vanity unit. Integrated television and mirror with radio / lighting. Spot lighting. Extractor. Tiled walls / flooring. Storage cupboard.

Externally: Off road parking to the fore, garage and a well presented, low maintenance, enclosed tiered garden to the rear including a sun terrace, dining area and bar offering the perfect place to relax and socialise.

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

Tenure: Freehold.

EPC: D - 65

Construction: Cavity Wall.

Council Tax: Council tax band "C". Local authority Carmarthenshire County Council

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

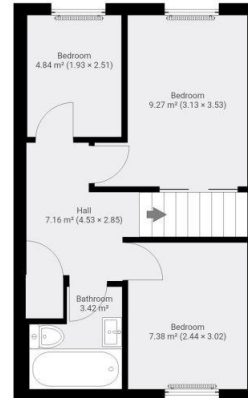
Further Details / Sprift:

<https://portal.sprift.com/property-report/11-bryn-gorwel-carmarthen-sa31-1sg/4334537>

Floor Plan



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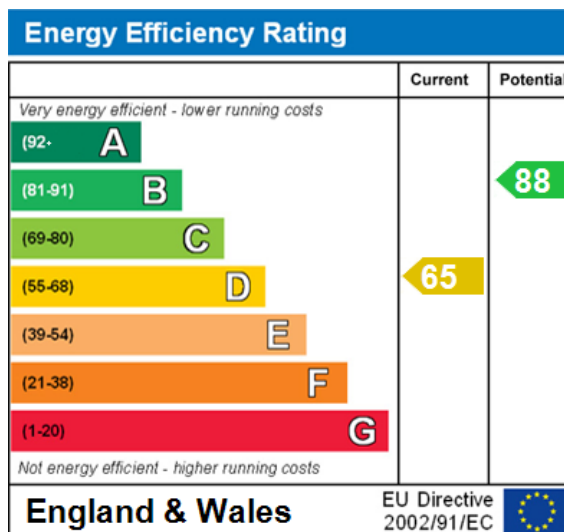


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Property Features

- Semi-Detached
- Garden
- Garage
- 3 Bedroom
- Off road parking
- 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