

45 Priory Street, Carmarthen SA31 1NN

Private Treaty £89,950 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased offer this two bedroom house situated on Priory Street, Carmarthen. Positioned within walking distance of Carmarthen town centre and Glangwilli hospital. The accommodation is set over two floors, internally comprising of a living room, kitchen and bathroom with on the ground floor. The first floor comprises of two bedrooms. Externally there is a south facing rear, garden. Gas central heating with combi boiler. Council tax band "B". The property may appeal to an investor as a rental property. We would anticipate the property would achieve a figure in the region of £525 per calendar month. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)



## Rooms & Descriptions

### Ground Floor:

Entrance Hall: *0.95m ( 3'2" ) x 3.99m ( 13'2" )*  
Entrance to fore via uPVC double glazed door.  
Stairs to first floor landing. Door to living room.  
Wood effect laminate flooring. Smoke detector.

Living Room: *2.55m ( 8'5" ) x 3.07m ( 10'1" )*  
Doors to kitchen and hall. uPVC double glazed window to fore. Wood effect laminate flooring.  
Radiator.

Kitchen: *3.61m ( 11'11" ) x 3.07m ( 10'1" )* Doors to rear hall and living room. Tiled floor. uPVC double glazed window to rear. Base and wall units. Breakfast bar. Wall mounted "Worcester" gas combination boiler. Radiator. Stainless steel sink and drainer. Plumbing for a washing machine.

Rear Hall: *1.42m ( 4'8" ) x 0.84m ( 2'10" )* Internal doors to bathroom and kitchen. uPVC double glazed door to side elevation leading to garden. Tiled floor.

### First Floor:

Landing: Stairs to ground floor hall. Doors to bedrooms 1 & 2.

Bedroom 1: *3.68m ( 12'1" ) x 3.17m ( 10'5" )* Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator. Smoke detector.

Bedroom 2: *3.66m ( 12'1" ) x 2.12m ( 7'0" )* Doors to landing. uPVC double glazed window to rear. Carpeted floor. Radiator.

Externally: Rear partially enclosed south facing garden.

Services: Mains gas, electricity, water and sewerage.

Council Tax: Band "B".

EPC: "C"

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

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



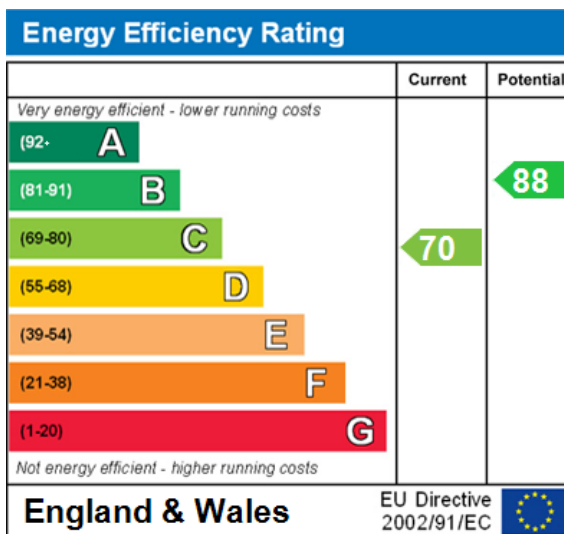
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## Property Features

- Investment property
- Garden
- Chain Free
- Walking Distance to Town Centre
- Close to local amenities
- Close to Hospital

## EPC Certificate



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