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## FOR SALE

### 9 Pentrefelin Street, Carmarthen SA31 1RJ

Three bedroom end terrace house situated on Pentrefelin Street, Carmarthen. Well positioned approximately 0.5 miles from Carmarthen town centre. Internally comprising of entrance hallway, living room, kitchen and shower room on the ground floor. The first floor comprises of three bedrooms. Externally there is a front patio, rear enclosed garden, shed and residents permit parking available by arrangement through Carmarthenshire county council. Mains gas central heating. Double glazed throughout.



# £124,950

Freehold







## MEASUREMENTS / DESCRIPTION

**Entrance Hallway** 1.61m ( 5'4") x 1.91m ( 6'4") Ground Floor Entrance through uPVC front door. Opening to kitchen. Stairs to landing. Doors to living room and shower room. Radiator. Tiled floor. Textured walls/ ceilings.

**Shower room** 1.80m ( 5'11") x 1.59m ( 5'3") Ground Floor Shower cubicle. Wc. Wash basin. Towel radiator. Opaque double glazed window to fore. Extractor fan. Tiled & paneled walls. Tiled flooring. Tongue & groove ceilings. Door to hall.

**Kitchen** 3.61m ( 11'11") x 3.25m ( 10'8") Ground Floor Base & wall units. Breakfast bar. uPvc window to rear. Double glazed door to rear garden. Opening to hall. Understairs storage. "Logik" gas hob. Electric oven. Mixer tap. Draining board. Extractor hood. Radiator. Textured ceilings. Coving. Part tiled walls. Tiled flooring.

**Living room** 3.45m ( 11'4") x 4.89m ( 16'1") Ground Floor Wood paneled door to hall. Laminate wood effect flooring. uPvc double glazed windows to fore and rear. Radiator. Electric fire. Textured ceilings.

**Landing** 1.75m ( 5'9") x 2.41m ( 7'11") First Floor Stairs down to hall. Doors to bedroom one, bedroom two and bedroom three. uPvc window to rear. Carpeted floor.

**Bedroom one** 2.73m ( 9'0") x 4.89m ( 16'1") First Floor Door to landing. Two radiators. Carpeted floor. Picture rail. uPvc windows to front and rear.

**Bedroom two** 3.92m ( 12'11") x 3.19m ( 10'6") First Floor Door to landing. uPvc window to fore. Picture rail. Fitted wardrobe. Cupboard housing "Worcester" combi boiler. Radiator. Carpeted floor.

**Bedroom three** 2.50m ( 8'3") x 2.39m ( 7'11") First Floor Door to landing. uPvc window to rear. Carpets. Picture rail. Radiator.

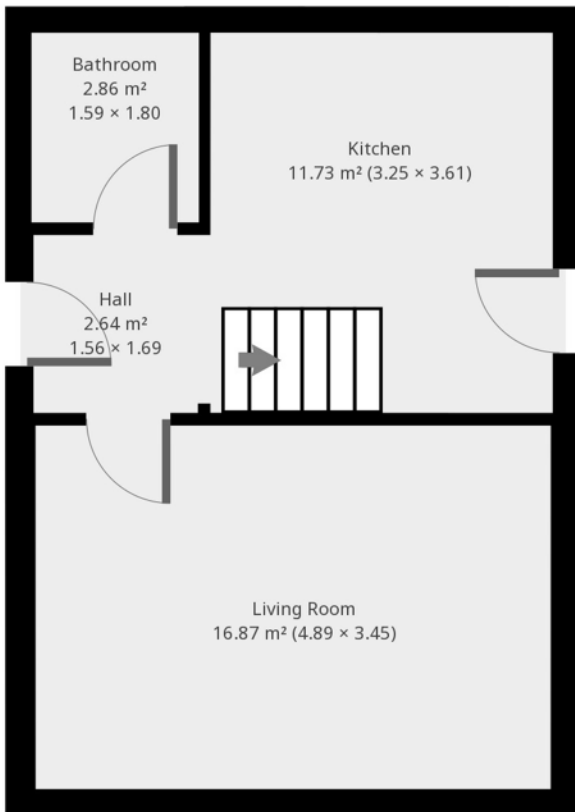
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**Externally** Enclosed front patio area. Enclosed rear lawned garden. Shed. On street permit parking.

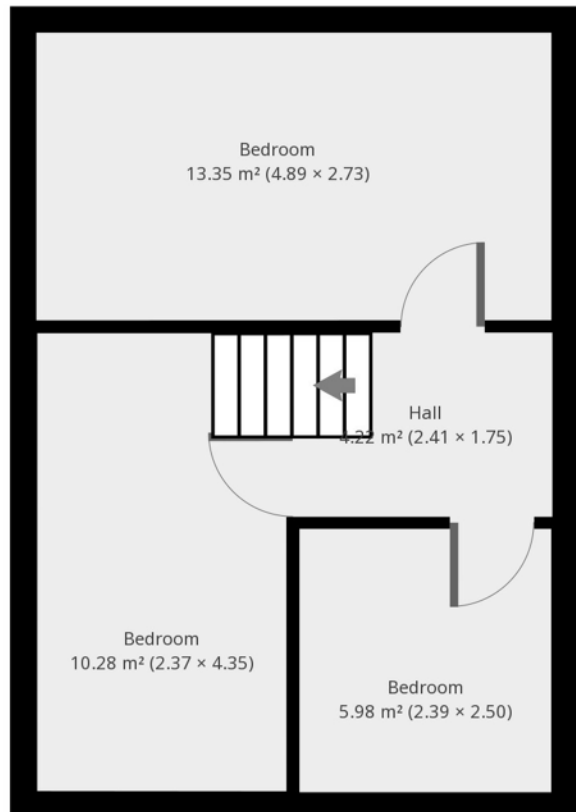
**Services** Mains gas,electricity, water and drainage. Council tax band B

**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

Ground Floor



1st Floor



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