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10 Little Water Street, SA31 1ER

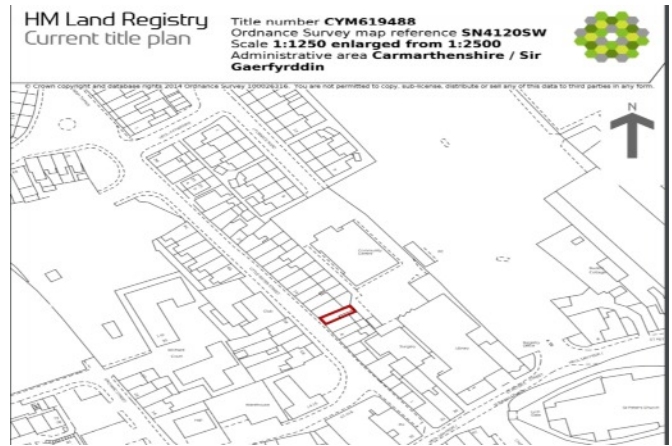
Ideal investment or first time purchase. A 2 bedroom mid terrace house in Little Water Street, Carmarthen. Central location close within walking distance of amenities in Carmarthen town centre. Internally the ground floor is comprised of a living room, dining area, kitchen, ground floor WC and utility area. The first floor has a bathroom with shower and 2 bedrooms. From the master bedroom the attic can be accessed which is fully boarded with a velux window, power sockets, heating and lighting. Externally there is an enclosed rear yard. The property has a gas fired combi boiler. Council tax band "B". . It would make an ideal rental property as it is located very close to the town centre, whilst being on a quiet street and parking can be accessed locally (John St car park and on road parking outside of business hours). The property has been rented out previously at £525 per calendar month. With the current market, we would estimate that the property would rent at £550 per calendar month.



£99,950

Freehold





Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



MEASUREMENTS / DESCRIPTION

Entrance Hall Entrance hall with staircase to the first floor and door to the living room.

Living room 3.68m (12'1") x 5.05m (16'7") uPvc windows to fore and rear. Radiator. Carpeted floor. Open to the dining area. Door to Hall.

Dining area 1.95m (6'5") x 2.43m (8'0") uPvc window to side. Door to kitchen. Opening to dining area. Carpeted floor. Radiator.

Kitchen 2.05m (6'9") x 3.06m (10'1") Wall and base units and work surface. Sink/drain. Electric oven and hob. uPvc Door to the rear yard and window to the side. Door to WC/utility room. Radiator.

Utility room/WC 3.32m (10'11") x 0.85m (2'10") WC and wash hand basin. Plumbing for washing machine and a wall mounted storage cupboard. uPvc double glazed window to side. Door to Kitchen.

Landing First floor landing with doors to the bathroom and bedrooms 1 & 2. Fitted carpet. Stairs to Hall.

Bathroom 2.10m (6'11") x 2.13m (7'0") Bath and electric shower over, wash hand basin, WC, full height heated towel rail, partially tiled walls, vinyl floor, frosted window to the rear with built in extractor fan. Cupboard behind the sink housing the gas combi boiler. Door to landing.

Bedroom 1 2.27m (7'6") x 2.43m (8'0") Window to rear. Carpeted floor. Door to landing. Radiator.

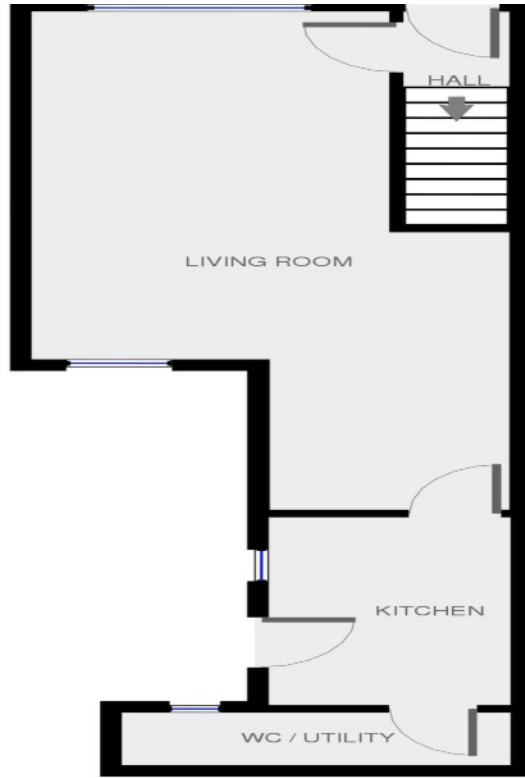
Bedroom 2 4.10m (13'6") x 2.58m (8'6") Window to the fore, fitted carpet and radiator. Access to the attic space. Door to landing.

Attic room 4.14m (13'7") x 5.11m (16'10") Attic is boarded. Velux window. Radiator.

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



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