

17 Union Street, Carmarthen SA31 3DE

Offers In Region of £219,950 Freehold

FOR SALE | AR WERTH



Description

*****Viewings recommended***** Swift Property Services are pleased to offer 17 Union Street on the market for sale. 17 Union Street is a fully refurbished, four bedroom, three storey house of character, conveniently situated on Union Street, Carmarthen. Quiet, central location close to Carmarthen town park and a short, level walk of Carmarthen town centre. Further amenities within approximately a mile include primary/secondary schools, leisure centre, university and transport links including bus/train stations. This property has been renovated throughout and is ready for a buyer to move into, offering the perfect balance of modern living with character features. The accommodation is set over four levels. Brief specification comprised of entrance hall, living room, brand new kitchen, dining room and shower room with WC on the ground floor. The first floor is comprised of three bedrooms and a family bathroom. Second floor is comprised of a bedroom. Two basement rooms. On street parking to the fore. Enclosed rear garden. Brand new mains gas central heating system. Rewired electrics. Integrated electric hob/oven. Council tax band "C". EPC D/59. Chain Free. Freehold. Early viewings encouraged. 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: Quiet, central location close to Carmarthen town park and a short, level walk of Carmarthen town centre. Further amenities within approximately a mile include primary/secondary schools, leisure centre, university and transport links including bus/train stations.

Ground Floor:

Entrance Hall: Access to the fore via a painted, wooden part glazed door opening up to the entrance hall. Doors to living room, kitchen, shower room and basement. Stairs to first floor landing. Wood effect cushion flooring. Meter cupboard. Smoke detector. Radiator.

Living Room: 4.11m (13'6") x 3.89m (12'10") Door to hall. Sash window to fore. Radiator. Wood effect cushion flooring. Alcoves.

Kitchen: 2.86m (9'5") x 3.64m (12'0") Brand new fully fitted kitchen. Door to hall. Opening to dining room. Range of base and wall units. Sink / drainer. Composite mixer tap. Integrated electric hob/oven, fridge freezer and washer dryer. Extractor hood. Part tiled walls. Wood effect cushion flooring. Radiator. Undercounter lighting. Heat alarm.

Dining Room: 2.87m (9'5") x 3.30m (10'10") Opening to kitchen. uPVC double glazed door opening to garden. uPVC double glazed window to rear elevation. Radiator. Skylight providing lots of natural light. Wood effect cushion flooring. Spot lighting.

Shower Room: 1.88m (6'3") x 1.94m (6'5") Door to hall. Three piece suite comprised of walk in shower cubicle with sliding door / electric shower, coupled WC with push button flush and wash basin with mixer tap / splashback. Frosted uPVC double glazed window to rear. Chrome towel radiator. Tiled flooring. Cupboard housing brand new "Main Eco Compact" gas combination boiler.

First Floor:

Landing: Split level landing. Doors to bedrooms 1,2 & 3 and family bathroom. Stairs down to ground floor entrance hall and up to second floor bedroom. Carpeted floor. Smoke detector. Radiator.

Bedroom 1 (Front): 3.28m (10'10") x 4.02m (13'3") Door to landing. Sash window to fore. Carpeted floor. Radiator. Alcoves.

Bedroom 2 (Rear): 3.17m (10'5") x 3.80m (12'6") Door to landing. uPVC double glazed window with blinds to rear. Carpeted floor. Radiator. Alcoves.

Bedroom 3 (Front): 1.88m (6'3") x 2.68m (8'10") Door to landing. Sash window to fore. Radiator. Carpeted floor.

Bathroom: 1.57m (5'2") x 1.93m (6'4") Door to landing. Three piece suite comprised of bath with shower over / glass screen, coupled wc with push button flush and ceramic hand wash basin with chrome mixer tap / tiled splashback. Part tiled walls. Chrome towel radiator. Opaque uPVC double glazed window to rear. Extractor. Wall mounted mirror.

Second Floor:

Bedroom : 5.28m (17'4") x 4.00m (13'2") Stairs down to first floor landing. Carpeted floor. Two velux windows. Radiator. Spot lighting.

Basement : Small lobby area with carpeted floor. Stairs to ground floor entrance hall. Doors to basement rooms 1 & 2. We are advised that basement has been fully damp proofed. A survey report is available on request confirming the work has been carried out to a satisfactory standard.

Basement Room 1: 3.26m (10'9") x 2.95m (9'9") Door to lobby. Carpeted floor. Radiator. Meters.

Basement Room 2: 3.04m (10'0") x 3.39m (11'2") Door to lobby. Carpeted floor. Radiator.

Externally : Unrestricted on street parking to the fore. Enclosed rear garden enjoying a sunny, westerly aspect making the most of the evening sun. Raised garden with patio, gravel and grass areas. Part fenced and stone wall.

Services: Mains gas central heating "Main Eco Compact" (installed June 2024), electricity (full rewire June 2024), mains water and sewerage. High speed broadband coverage area.

Services:

Services:

Tenure: Freehold.

EPC: D - 59

Construction: Stone & cavity wall (extension)

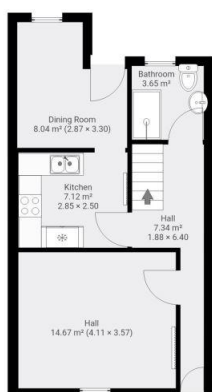
Council Tax: Council tax band "C". Local Authority Carmarthenshire County Council.

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

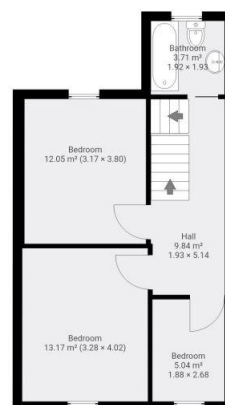
Further Details / Sprift: <https://portal.sprift.com/property-report/17-union-street-carmarthen-sa31-3de/4345784>

Virtual Tour Available:

Floor Plan



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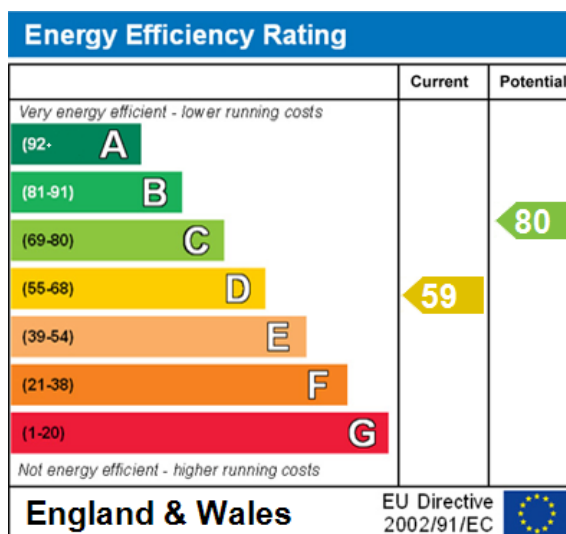


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Property Features

- Refurbished
- Gas CH
- Close to local amenities
- On Street Parking
- 2 Bath
- 2 Reception
- Chain Free
- 4 Bedroom
- High Standard Throughout
- Ideal Family Property

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