

3 Gar-Y-Dwr, Trevaughan, Whitland SA34 0QL

Private Treaty £99,950 Leasehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to offer this good standard, one bedroom, first floor apartment, situated in Trevaughan, Whitland. Well positioned, approximately 0.5 miles from Whitland and local amenities including train station, primary/secondary school and shops. The property is approximately fourteen miles from the county town Carmarthen. The property may appeal to a range of buyers including owner occupiers, investors and buyers looking for a holiday home close to Pembrokeshire and its beautiful coastline. The property internally comprises of a living/dining room, kitchen, bedroom and bathroom. Externally there is off road parking for one vehicle and an elevated patio/terrace enjoying a sunny aspect. Oil fired central heating. Council tax band A. Leasehold / 125 years. £250 per annum Ground rent. To arrange a viewing please contact us on 0126723194 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).



## Rooms & Descriptions

Entrance Hall: Access to fore via external staircase leading to patio with uPVC double glazed door window with open porch leading to the entrance hall. Door to living room. Cupboard for boiler (soon to be relocated from the ground floor)

Living Room: *3.04m (10'0") x 4.66m (15'4")*  
Door to entrance hall, kitchen and rear lobby. Upvc double glazed windows to side and fore. Wood effect laminate flooring. Two radiators. Fireplace with electric fire.

Kitchen: *1.82m (6'0") x 3.28m (10'10")* Door to living room. Range of base and wall units. uPVC double glazed window to side elevation. Stainless steel sink and drainer. Electric hob/oven. Extractor hood. Tiled flooring and walls. Space and plumbing for a washing machine under counter. Radiator. Integrated fridge/freezer.

Bedroom: *2.98m (9'10") x 3.26m (10'9")* Door to rear lobby. uPVC double glazed window. Wood effect laminate flooring. Radiator. Coved ceilings.

Bathroom: *1.83m (6'1") x 3.18m (10'6")* Door to rear lobby. Shower cubicle. Bath. WC. Wash basin. uPVC double glazed window. Tiled floor. Part tiled walls. Vertical towel radiator.

Externally: Off road parking for one vehicle. Shed. Elevated Patio / Terrace to the fore. Partly enclosed with railings. Entrance to property.

Services: Oil central heating, mains electricity, water & sewerage.

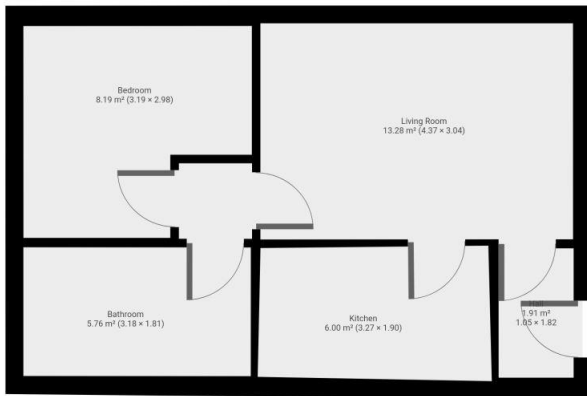
Tenure: Leasehold. 125 year lease. £250 per year ground rent.

Council Tax: Band A - Local authority Carmarthenshire County Council

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

Location / Directions: The property is situated approximately half a mile south of Whitland. From Whitland, Follow The B4328 / St John Street heading towards Tavernspite. After half a mile or so take a left, signposted "Trevaughan". Property can be found after a few hundred yards on your left hand side.

## Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SWIFTPROPA DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Property Features

- Close to local amenities
- Off road parking
- Apartment

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92- A			(92- A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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