

4 The Ropewalk, SA31 1NW

Private Treaty £115,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this two bedroom end terraced house set back down a lane, off Priory Street, Carmarthen. Walking distance of Carmarthen town centre and local amenities including Glangwili hospital, schools, shops and cafes. The accommodation is set over two floors, internally comprising of a living/dining room, kitchen and conservatory on the ground floor. The first floor comprises of two bedrooms and a bathroom. Externally there is an enclosed rear patio/decking area. Mains gas central heating with a combi boiler. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk. Please note: The property may appeal to an investor with the property is currently tenanted with a rental income of £495 per calendar month. With the current market and improvements carried out, a higher rent could be achieved. The tenant(s) are under notice with the tenancy due to expire on the 13/04/2022. We have been advised that the current tenant would consider staying should the property be purchased by an investor.



Score	Energy rating	Current	Pe
92+	A		
81-91	B		9
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Rooms & Descriptions

Location: The property is situated approximately 0.5 miles north east of Carmarthen town centre and 1 mile west of Glangwili Hospital. Coming from Carmarthen town, the Ropewalk can be found on the right hand side of Priory Street, next door to the antique centre.

Ground Floor:

Dining / Living Room: *5.78m (19'0") x 5.58m (18'4")* Access to the fore via a uPVC double glazed door to the fore, Opening to the dining / living room. Sliding patio doors to the conservatory. Opening to kitchen. Stairs to landing. Wood effect laminate flooring. Two uPVC double glazed windows to the fore. Radiator.

Kitchen: *2.23m (7'4") x 2.23m (7'4")* Opening to dining / living room. uPVC double glazed window to rear. Range of base and wall units. Lino flooring. Stainless steel sink and drainer. Plumbing for a washing machine.

Conservatory: *3.54m (11'8") x 2.67m (8'10")* Patio door to dining / living room. Wooden door to garden. Floor to ceiling windows. Perspex roof.

First Floor:

Landing: Doors to bedrooms 1 & 2, bathroom and stairs down to dining / living room.

Bedroom 1: *2.96m (9'9") x 4.62m (15'2")* Door to landing. uPVC double glazed window to rear. Wood effect flooring. Radiator.

Bedroom 2: *2.71m (8'11") x 2.78m (9'2")* Door to landing. uPVC double glazed window to rear. Wood effect flooring. Radiator.

Bathroom: *2.01m (6'8") x 2.67m (8'10")* Door to landing. WC. Wash hand basin. Bath with electric shower over. Radiator.

Externally: Door to conservatory. Enclosed, Rear and side decking, gravel and patio areas.

Services: Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

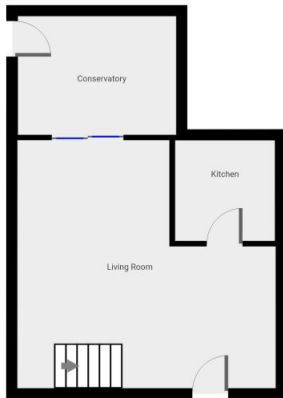
Council Tax: Band "B".

EPC: D / 61

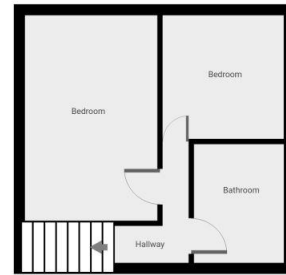
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Rental Terms: The property is currently rented out at £495 per calendar month. The tenant is under notice, with an end date of 13/04/2022. We have been advised, that currently the tenant would consider continuing with renting the property should the property be purchased by an investor.

Floor Plan



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Property Features

- Close to local amenities
- Walking Distance to Town Centre
- Gas CH
- Close to Hospital
- Investment property
- Garden

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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