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FOR SALE

29 Heol Y Wawr, Carmarthen, Carmarthenshire, SA31 3EX

Swift Property Services are pleased to market this ideal first time or investment purchase. 5 bedroom mid link house set over 3 floors in Heol Y Wawr, Pentremeurig, Carmarthen. Heol Y Wawr is a pleasant residential cul de sac approximately 1 mile from Carmarthen town centre. The property has been previously utilised as a HMO let, producing an excellent income but is now offered with vacant possession. It benefits from being just a few minutes walk from the University of Wales Trinity Saint David and the newly opened S4C offices, Yr Egin. Internally the property is in good condition and is comprised of two bedrooms and WC/shower room to the ground floor, kitchen and living room to the first floor and 3 further bedrooms and a bathroom to the second floor. Externally there is off road parking and a rear garden. Double glazed throughout, gas CH. Chain free sale. For details on historic income please contact our office. For all viewings and enquiries contact Swift Property Services.



£139,950

Freehold





MEASUREMENTS / DESCRIPTION

ENTRANCE HALL - Front door entry to entrance hall, with staircase to the first floor, doors to two bedrooms and ground floor WC/shower room.

GROUND FLOOR BEDROOM 1 - A ground floor bedroom with window to the fore.

GROUND FLOOR BEDROOM 2 - A ground floor bedroom with window to the rear.

WC/SHOWER ROOM - Ground floor WC with wash hand basin and electric shower.

FIRST FLOOR - Landing with door to the kitchen and living room.

KITCHEN - Fitted kitchen with a range of base units and work surface. Sink/drain, free standing gas oven and hobs, extractor hood, plumbing for washing machine, tiled splash back, 2 windows to rear, vinyl floor.

LIVING ROOM - Large window to the fore, carpet flooring, staircase to the second floor.

SECOND FLOOR - Landing with cupboard, with door to the three bedrooms and bathroom.

BEDROOM 3 - Bedroom with window to the rear.

BEDROOM 4 - Bedroom with window to the rear.

BATHROOM - Bath with electric shower over. WC with wash hand basin. Vinyl floor. Sky light.

BEDROOM 5 - Master bedroom with window to the fore.

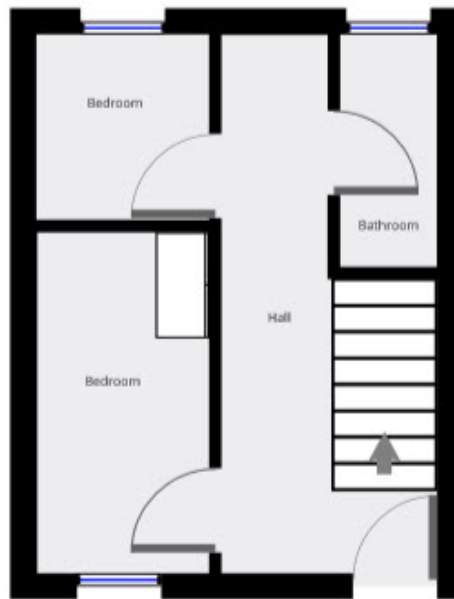
EXTERNALLY - Off road parking for 1 car. Garden to the rear.

SERVICES - Mains electricity, gas, water and drainage. Double glazed.

COUNCIL TAX BAND C

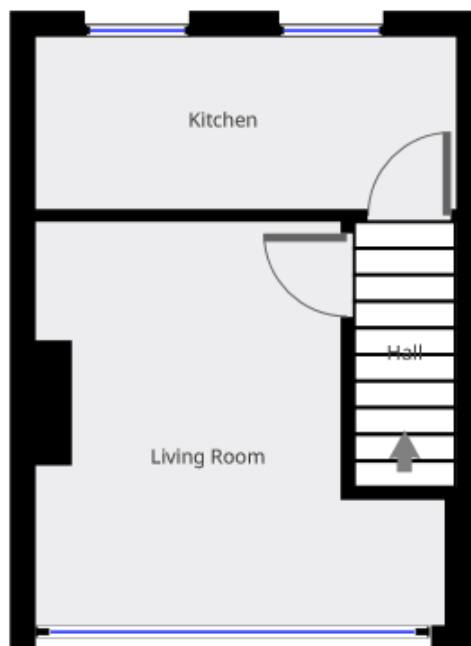
PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations 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



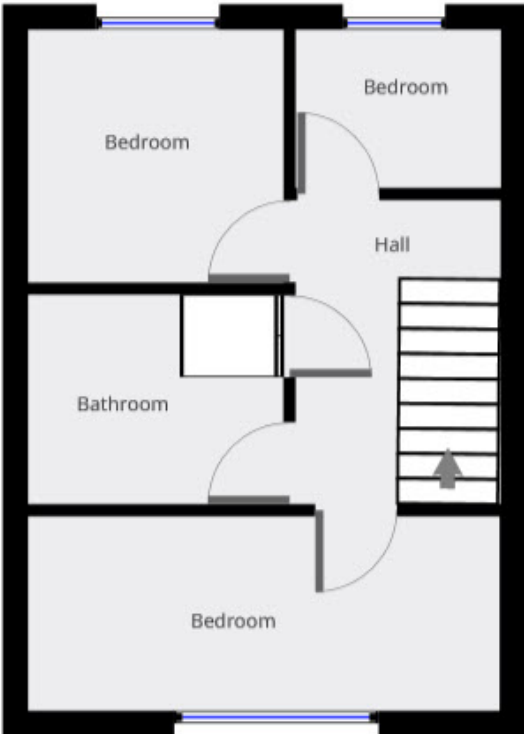
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSORIA
DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY
OR ACCURACY OF DIMENSIONS.

1st Floor



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2nd Floor



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Energy Performance Certificate



29, Heol-y-Wawr
CARMARTHEN
SA31 3EX

Dwelling type: Mid-terrace house
Date of assessment: 03 January 2012
Date of certificate: 06 January 2012
Reference number: 0798-2846-6593-9402-1155
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	3.7 tonnes per year
Lighting	£97 per year	£52 per year
Heating	£762 per year	£621 per year
Hot water	£103 per year	£90 per year

You could save up to £198 per year