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FOR SALE

63 Maes Y Wennol, Carmarthen, SA31 3EA

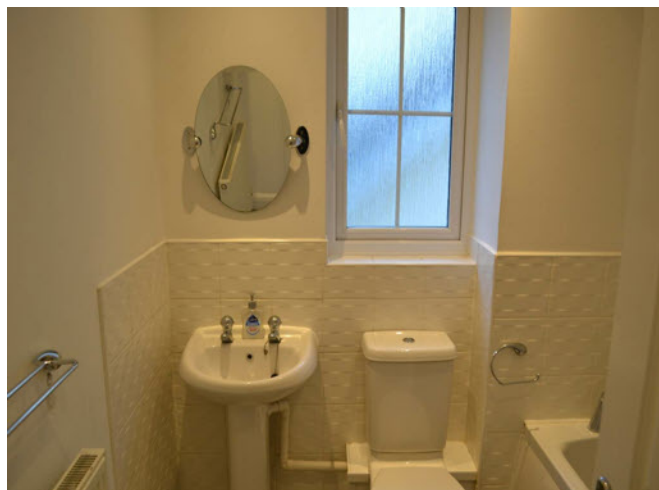
Swift Property Services are pleased to market this modern detached 4 bedroom family home in Carmarthen town. Maes Y Wennol is a pleasant cul de sac which benefits from being within walking distance of the town centre and a range of amenities. Internally the ground floor is comprised of a large living room, conservatory, dining room, kitchen/diner, ground floor WC/cloakroom. The first floor has a master bedroom with en suite shower room, 3 further bedrooms and a bathroom. Enclosed garden with decking and shed. Integral double garage and off road parking for 2 vehicles. Chain free sale. For all viewings and enquiries contact Swift Property Services.



£229,950

Freehold





MEASUREMENTS / DESCRIPTION

ENTRANCE HALL - Front door entry to entrance hall with staircase to the first floor, doors to the living room, dining room, kitchen, ground floor WC/Cloakroom and integral garage.

KITCHEN - 2.96m (9'7") x 5.33m (17'65") - Fitted kitchen/diner with a range of modern wall and base units with work surface over. Electric integrated oven with gas hobs and extractor unit, sink/drain, integrated dishwasher, integrated fridge/freezer, washing machine, tiled splash back. uPVC window to rear and uPVC door leading to the garden. laminate floor, radiator

LIVING ROOM - 3.40m (11'2") x 4.50m (14'8") - uPVC french windows leading to conservatory, radiator, fitted carpet.

CONSERVATORY - 3.13m (10'3") x 3.35m (11'0") - uPVC windows, uPVC french windows leading to garden, radiator, tiled floor

DINING ROOM - 2.68m (8'8") x 3.09m (10'1") - uPVC window to the fore, door to hall, radiator, fitted carpet

GROUND FLOOR WC / CLOAKROOM - WC, wash hand basin, part tiled walls, uPVC window to rear, radiator.

GARAGE - 2.43m (8'0") x 5.27m (17'3") - Integral garage with up and over door

LANDING - Carpeted landing with doorways to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, and Bathroom

MASTER BEDROOM (WITH EN SUITE) - 4.24m (13'9") x 4.40m (14'4") - uPVC window to the rear, double built in wardrobes, fitted carpet, radiator. En suite shower room with WC, wash hand basin, shower cubicle with mixer shower, part tiled walls, uPVC window to the side, radiator, tiled floor

BEDROOM 2 - 3.43m (11'3") x 3.10m (10'2") - uPVC window to the fore, fitted carpet, radiator

BEDROOM 3 - 3.01m (9'9") x 2.77m (9'1") - uPVC window to the fore, fitted carpet, radiator

BEDROOM 4 - 2.18m (7'2") x 4.4m (14'4") - uPVC window to the rear, fitted carpet, radiator

BATHROOM - 1.9m (6'2") x 2.08m (6'8") - Bath with shower head attachment. WC, wash hand basin, radiator, uPVC window to the side, cushion flooring.

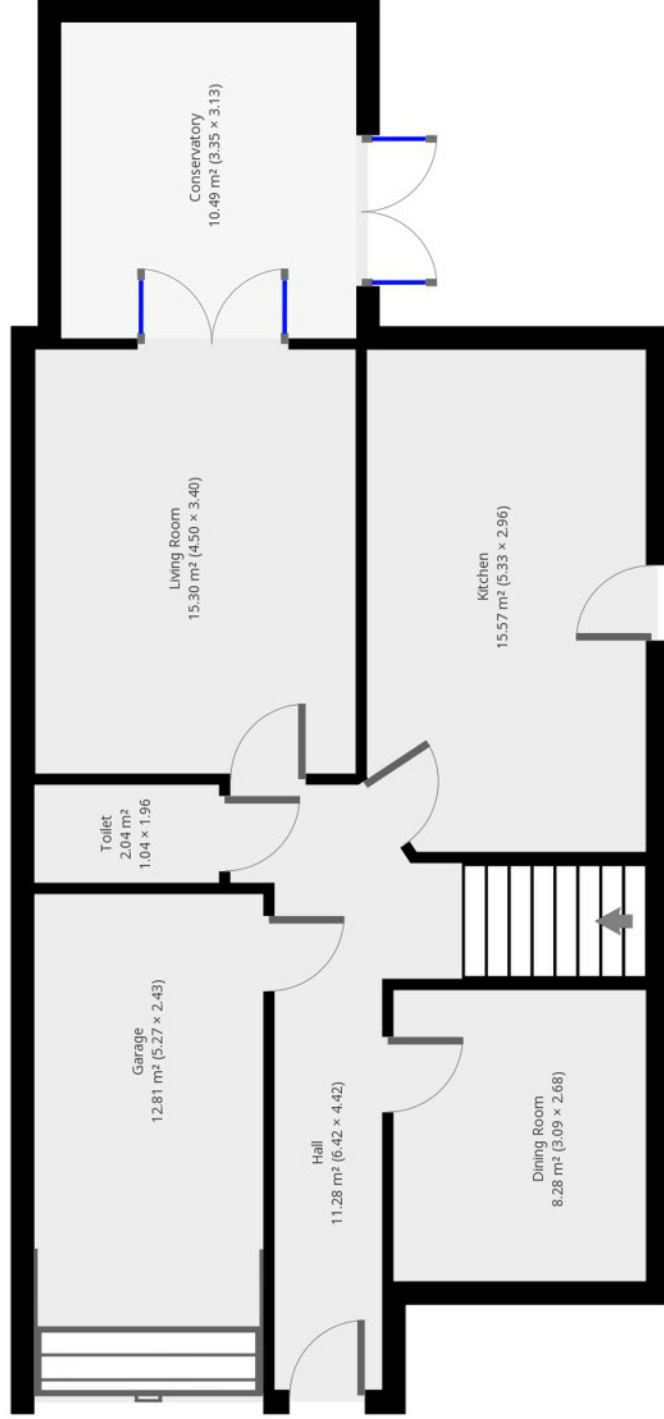
EXTERNALLY -Integral double garage and off road parking for 2 cars. Enclosed garden with decking and shed.

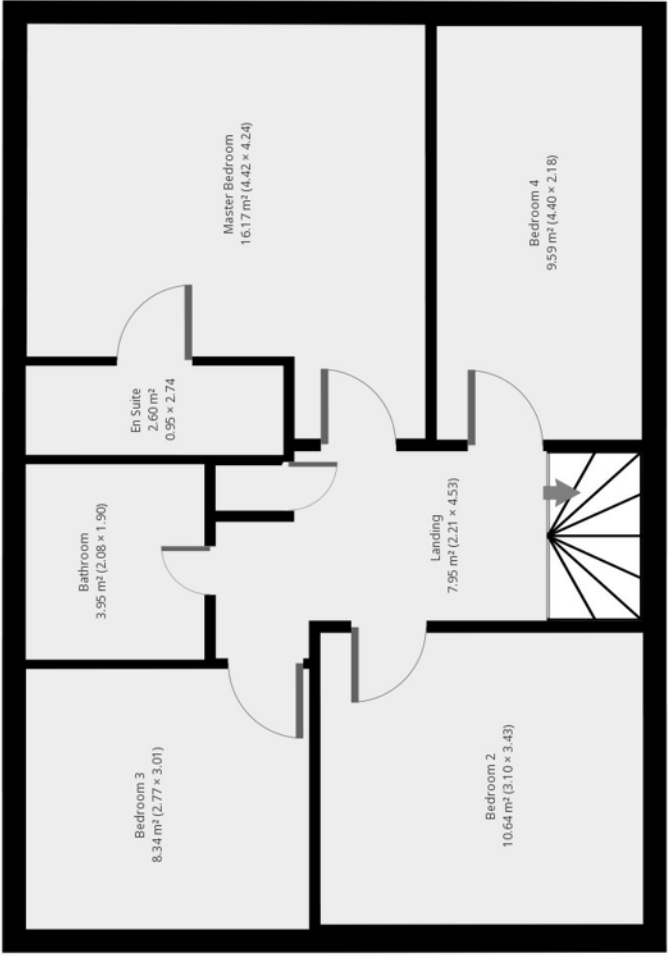
SERVICES - Mains gas, electricity, water and drainage.

Council tax band E

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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Energy Performance Certificate



63, Maes y Wiennol
CARMARTHEN
SA31 3EA

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Detached house
28 March 2011
29 March 2011
0587-2858-6577-9229-8505
RdSAP, existing dwelling
127 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		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(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.

Environment Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(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	151 kWh/m ² per year	144 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.0 tonnes per year
Lighting	£125 per year	£71 per year
Heating	£426 per year	£435 per year
Hot water	£136 per year	£136 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.