

1 Coedmor Avenue, Llangain SA33 5AF

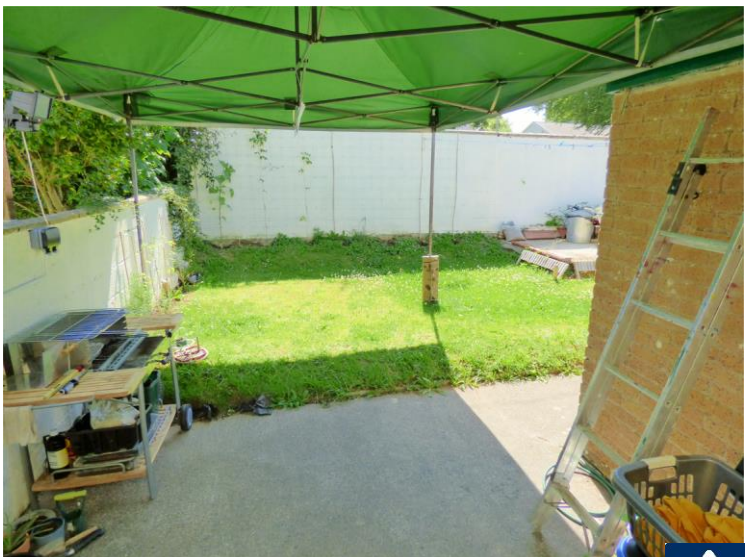
Private Treaty £275,000 Freehold

FOR SALE | AR WERTH



## Description

**\*\*3 bed semi detached house with former shop/post office & Plot with planning for a 3 bed detached house\*\***  
Swift Property Services are pleased to offer a rarely available investment opportunity comprising of a 3 bed semi detached house, former shop/post office and plot with planning for a 3 bedroom detached house, conveniently situated in the village of Llangain. The property is well positioned approximately two miles from Johnstown with its primary/secondary schools, leisure centre and four miles from the county town Carmarthen with its wide range of amenities and transport links. The seaside village of Llansteffan with its golden sandy beach is approximately four miles away. The house is set over two floors with the accommodation comprising of a hallway, cloakroom with wc, living room and kitchen on the ground floor. The first floor comprises of three bedrooms and a bathroom. Externally there is off road parking, garden, adjoining former shop/post office with extension and the plot with planning permission for a 3 bed detached house. Calor gas central heating. Council tax band D. Please see our virtual tour for a good insight as to what this property has to offer. For viewings, please contact Swift Property Services on 01267231394.



## Rooms & Descriptions

### Ground Floor:

Entrance Hall: Access to fore via uPVC double glazed door. Doors to cloakroom and living room.

Cloakroom: *1.03m ( 3'5" ) x 1.52m ( 5'0" )* Door to hall. uPVC double glazed window to fore. WC. Wash hand basin.

Living Room: *4.71m ( 15'6" ) x 6.48m ( 21'4" )* Part glazed wooden door to hall. Door to kitchen. uPVC Double glazed door to sun room with side windows. Staircase to first floor. Gas fire. Tiled hearth. Brick fireplace. Two radiators. Carpeted floor.

Sun Room: *3.07m ( 10'1" ) x 1.37m ( 4'6" )* uPVC double glazed doors to living room, rear garden and extension forming part of the shop. Perspex roof.

Kitchen: *2.63m ( 8'8" ) x 2.38m ( 7'10" )* Door to living room. uPVC double glazed window to fore. Range of base and wall units. Electric cooker. Extractor hood. Plumbing for a washing machine. Space for undercounter fridge. Part tiled walls.

### First Floor:

Landing: Stairs down to living room. Doors to bedrooms 1, 2, 3 and bathroom. Airing cupboard housing the Ideal Logic combination boiler installed in 2013. Access to loft space.

Bedroom 1: *2.65m ( 8'9" ) x 4.19m ( 13'9" )* Door to landing. uPVC double glazed window to rear. Cupboard. Coved ceilings. Carpeted floor.

Bedroom 2: *2.67m ( 8'10" ) x 4.08m ( 13'5" )* Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor. Fitted wardrobe. Coved ceilings.

Bedroom 3: *3.18m ( 10'6" ) x 2.01m ( 6'8" )* Door to landing. Radiator. uPVC double glazed window to rear.

Bathroom: *2.09m ( 6'11" ) x 1.78m ( 5'11" )* Door to landing. Frosted uPVC double glazed window to fore. Matching "mint green" bathroom suite comprising a bath, wc and wash hand basin. Part tiled walls. Tiled floor.

Externally: Front and rear lawned gardens. Off road parking to front and side.

Former Shop / Post Office: Adjoining property. Single storey. Access to fore and internally via house. Comprising of the main shop area and second shop area lean to extension adjoining house. This could be utilised for a range of uses subject to planning.

Building Plot: Planning granted in 2016 for a 3 bedroom detached house. This would involve the demolition of the existing former shop where the boundary for the new property would be located. We are in receipt of a letter from the local authority confirming that a technical start has been made to the development with work carried out involving the access. Full details can be found through the Carmarthenshire county council website quoting reference W/33084.

Services: LPG Calor gas central heating( bottles), mains water, sewerage and electricity.

Council Tax: Band "D".

EPC: F / 38

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

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

## Floor Plan



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## Property Features

- Former shop/Post office
- Semi-Detached
- Off road parking
- Investment property
- Gardens
- Building plot with planning

## 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		59	(55-68) D
(39-54) E	38		(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

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