

44 Priory Street, SA31 1NN

**Private Treaty £85,000 Freehold**

**FOR SALE | AR WERTH**



## Description

Swift Property Services are pleased offer this two bedroom house situated on Priory Street, Carmarthen. Positioned within walking distance of Carmarthen town centre and Glangwilli hospital. The accommodation is set over two floors, internally comprising of an open plan living/room kitchen and shower room with on the ground floor. The first floor comprises of two bedrooms. Externally there is a south facing, lawned garden. Gas central heating with combi boiler. Council tax band "B". The property may appeal to an investor as a rental property. We would anticipate the property would achieve a figure in the region of £525 per calendar month. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)



## Rooms & Descriptions

Entrance Lobby: Access to fore via a uPVC part double glazed door. Internal wooden part glazed door leading to the living room.

Living room / Kitchen: 3.65m ( 12'0") x 6.16m ( 20'3") Door to entrance lobby. Staircase to first floor, dividing the living room and kitchen. uPVC double glazed windows to fore and rear. Two radiators. Range of base and wall units. Stainless steel sink and drainer.

"Vaillant" gas combi boiler. Electric oven. Extractor hood. Skimmed ceilings. Coving. Alcove with electric fire. Plumbing for a washing machine. Spot lighting. Opening to rear lobby.

Rear lobby: 1.03m ( 3'5") x 3.87m ( 12'9") Opening to kitchen/living room. Tiled floor. Door to shower room. uPVC double glazed door leading to the garden. Fire extinguisher. Coving. Skimmed ceilings.

Shower room: 1.17m ( 3'11") x 2.75m ( 9'1") Door to rear lobby. Shower which runs off the boiler. WC. Wash basin.

uPVC double glazed window to side. Radiator. Extractor fan. Tiled floor. Part tiled walls.

Landing: Staircase leading down to Kitchen / Living room. Doors to bedrooms 1 & 2. Wooden floorboards. Skimmed and coved ceilings.

Bedroom 1: 3.78m ( 12'5") x 3.11m ( 10'3") Part glazed wooden door to landing. uPVC double glazed window to fore. Wooden floorboards. Radiator. Hatch providing access to loft space. Skimmed ceilings.

Bedroom 2: 3.80m ( 12'6") x 2.00m ( 6'7") uPVC double glazed window to rear. Wooden floorboards. Radiator. Part glazed wooden door to landing.

Externally: uPVC double glazed door to rear lobby. Lawned garden. Trees to rear of garden. Partly enclosed garden (open to house to side elevation).

Services: Mains gas, electricity, water and sewerage. Council tax band "B". EPC "D".

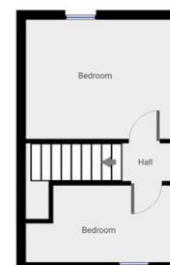
## Property Features

- Close to local amenities
- Gas CH
- Investment property
- Garden

## Floor Plan



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



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

## EPC Certificate

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| A (92-)                                     | 89                      |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-38)                                   |                         |
| G (1-20)                                    |                         |
| Not energy efficient - higher running costs |                         |
| 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