

27 Long Acre Road, Carmarthen SA31 1HL

Offers In Region of £415,000 Freehold

FOR SALE | AR WERTH



Description

Viewings recommended Swift Property Services are pleased to offer 27 Long Acre Road, Carmarthen on the market for sale. This beautifully presented four bedroom semi detached house is situated on one of Carmarthen's most desirable, residential areas, within walking distance of Carmarthen town centre and close proximity of local amenities and services including primary / secondary schools, Glangwili hospital, leisure centre, supermarkets, transport links including bus / train stations and much more. This high standard, bay fronted property has been extensively and sympathetically refurbished by the current vendors with no expense spared. This light and airy house offers an exceptional standard of property with the perfect balance of space, modern living and character features. Brief specification comprised of vestibule, large hallway, two reception rooms, kitchen, shower room with WC and rear lobby / utility on the ground floor. The first floor is comprised of four bedrooms, good size landing and a family bathroom. Externally there are well presented front / rear gardens offering lawned, patio and decking areas. Tarmacked driveway / off road parking to the fore and large outbuilding to the rear comprised of garage, shed and converted garden room / office with shower room / WC. Mains gas central heating with Worcester boiler. Integrated fridge freezer and dishwasher. "Smeg" six burner range cooker. Double glazed sash windows throughout. Council tax band "E". Skimmed walls and ceilings. Original, restored parquet flooring across much of the ground floor and wooden flooring on the first floor. Freehold. Chain free. EPC - E/51 (New certificate to be completed to reflect works carried out). Early viewings encouraged to fully appreciate everything that this tastefully renovated, fantastic property has to offer. Exceptional standard of property which is ready to move into with little to no work required. Please see our virtual tour for a good insight as to what this beautiful property has to offer. For viewings/enquiries, please contact Swift property Services on 01267231394



Rooms & Descriptions

Location: The property is situated on one of Carmarthens most desirable residential areas. Conveniently located within walking distance of local amenities within Carmarthen town centre including shops, cinema, schools, university and restaurants. Transport links including bus and train stations can be found approximately one mile away. Glangwili hospital is situated within two miles of the property.

Ground Floor:

Vestibule: uPVC double glazed door to the fore. Part glazed wooden door opening to hallway. Quarry tiled flooring.

Hallway: Wooden door to vestibule. Internal doors to both reception rooms and kitchen. Understairs storage. uPVC sash window to fair. Staircase to first floor. Parquet flooring. Smoke detector.

Living Room: *4.81m (15'10") x 4.76m (15'8")* Part glazed door to hall. Wood effect flooring. Bay window to fore with uPVC sash windows. Traditional cast iron style radiator. Cast iron fire place with surround and hearth. (blocked off). Alcoves. Picture rail.

Dining Room: *3.67m (12'1") x 3.99m (13'2")* Part glazed door to hall. uPVC patio doors to rear garden. Original, parquet flooring. Traditional cast iron style radiator. Alcoves with cupboards and shelving. Picture rail.

Kitchen: *3.50m (11'6") x 5.79m (19'0")* Contemporary kitchen. Internal doors to hall and rear lobby / utility. Range of base and wall units. Belfast sink with composite mixer tap. Two uPVC double glazed windows facing the garden. "Smeg" six burner gas range cooker. Extractor hood. Integrated fridge freezer and dishwasher. Tiled flooring. Smoke / CO detector.

Shower Room / WC: *1.69m (5'7") x 1.67m (5'6")* Door to rear lobby. Walk in shower cubicle with shower over. Coupled wc with push button flush. Vanity sink with mixer tap / splash back. Tiled walls / flooring. Extractor. Frosted uPVC double glazed window to rear. Traditional, cast iron style vertical radiator.

Rear Lobby / utility: *3.36m (11'1") x 1.53m (5'1")* Internal door to shower room / WC. Opening to kitchen. uPVC double glazed door to rear garden. Tiled floor. Cupboard with plumbing for washing machine. Spot lighting.

First Floor:

Landing: Original wooden Staircase with carpet stair treads to ground floor hall. Doors to bedrooms 1, 2, 3, 4 & family bathroom. Mains smoke detector.

Bedroom 1: *Width: 4.79m (15'9")* Internal door to landing. Large bay window to fore with uPVC double glazed sash windows. Original, restored wooden flooring. Built in wardrobes. Traditional cast iron style radiator. Picture rail.

Bedroom 2: *3.75m (12'4") x 3.99m (13'2")* Door to landing. uPVC double glazed sash window to the rear. Wooden flooring. Traditional, cast iron style radiator. Picture rail. Curtain pole. Shelving.

Bedroom 3: *3.17m (10'5") x 2.54m (8'4")* Door to landing. uPVC double glazed sash windows with blinds to the fore. Wooden flooring. Traditional cast iron style radiator. Coved ceilings.

Bedroom 4: Door to landing. uPVC double glazed sash window to rear elevation. Wooden flooring. Built in cupboard / wardrobe. Wooden flooring. Coved ceilings. Access to loft space.

Loft Space: Boarded. Worcester boiler with hot water tank. Lighting.

Externally : Well presented front / rear enclosed gardens offering lawned, patio and decking areas. Borders / veg patch. Tarmacked driveway / off road parking to the fore and large outbuilding to the rear comprised of garage with power / lighting, shed and converted garden room / office with heating, power/ lighting , shower room and access to loft space. Potential for conversion to annex etc.

Services: Mains gas central heating (Worcester Combi boiler) , electricity, mains water and sewerage. High speed broadband coverage area. Boiler serviced October 2024. (certificate available).

Tenure: Freehold.

EPC: E - 51. (New EPC in progress to reflect works carried out).

Construction: Brick cavity wall.

Council Tax: Council tax band "E". Local authority Carmarthenshire County Council.

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

Further Details / Sprift: <https://sprift.com/dashboard/property-report/27-longacre-road-carmarthen-sa31-1hl/3828136>

Floor Plan



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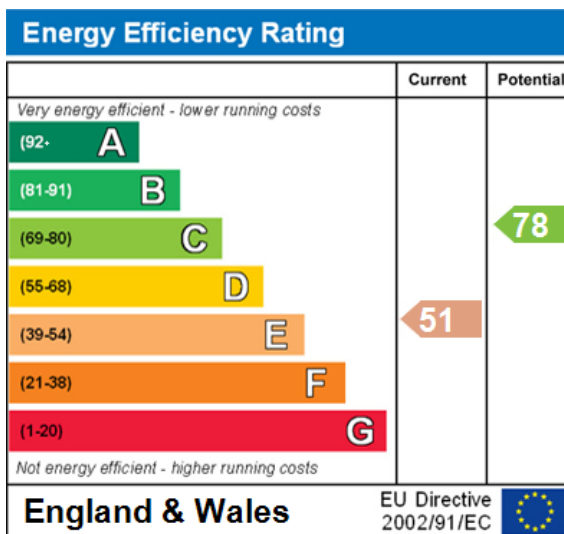


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Property Features

- Off road parking
- Semi-Detached
- 2 Reception
- 4 Bedroom
- Close to local amenities
- Wooden Flooring
- High Standard Throughout
- Gardens
- Garage
- 2 Bath
- Gas CH
- Ideal Family Property

EPC Certificate



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