

7 Trem Y Coleg, Carmarthen SA31 3ED

Private Treaty £275,000 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to market this modern detached 4 bedroom family home in the desirable "Charles Church" development of Trem-Y-Coleg, Carmarthen. Trem Y Coleg is a pleasant cul de sac which benefits from being within walking distance of the town centre and a range of amenities. Internally the property comprises of entrance hallway, spacious living room, contemporary kitchen/diner, separate dining room and wc cloakroom. The first floor comprises of four bedrooms, family bathroom with shower over bath and en suite shower room. Externally there is off road parking for two cars and a single garage. Mains gas central heating. EPC C / 70. Council tax band "E". Please see our virtual tour for a good insight as to what this property has to offer. Please contact Swift property Services for enquiries & viewings on 01267231394 / [info@swiftpropertyserices.co.uk](mailto:info@swiftpropertyserices.co.uk).



## Rooms & Descriptions

### Ground Floor:

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.

Kitchen: 3.92m ( 12'11" ) x 4.16m ( 13'8" ) 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/drainer, plumbing for dishwasher and washing machine. Wall cupboard housing mains gas fired combination boiler which serves the central heating system & heats the domestic water. UPVC window to side with Georgian bar effect. UPVC double glazed double doors leading out to rear garden. Polished porcelain tiled floor. Panel radiator with grills. Telephone point.

Living Room: 3.42m ( 11'3" ) x 6.79m ( 22'4" ) UPVC double glazed window to fore with Georgian bar effect. Two panel radiators with grills. Two television points. Telephone point. Dimmer light switch.

Dining Room: 2.57m ( 8'6" ) x 3.11m ( 10'3" ) Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect. Six panel door.

Ground Floor WC / Cloakroom: Economy flush WC & pedestal wash hand basin. Half tiled walls. UPVC double glazed window to rear with Georgian bar effect. Polished porcelain tiled floor. Panel radiator with grills.

### First Floor:

Landing: Panel radiator with grills. Airing cupboard housing hot water cylinder. Doors leading off to all bedrooms & family bathroom. Spotlighting

Master Bedroom (With En Suite): 3.51m ( 11'7" ) x 3.35m ( 11'0" ) Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect. Two built-in double wardrobes. Telephone point. Television point. Door to En-Suite with shower cubicle with chrome mixer shower & fully tiled walls. Economy flush WC. Pedestal wash hand basin. Part tiled walls. Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect.

Bedroom 2 (Rear): 3.51m ( 11'7" ) x 2.79m ( 9'2" ) Panel radiator with grills. UPVC double glazed window to side with Georgian bar effect.

Bedroom 3 (Rear): 2.78m ( 9'2" ) x 2.68m ( 8'10" ) Panel radiator with grills. UPVC double glazed window to side with Georgian bar effect.

Bedroom 4 (Front): 3.22m ( 10'7" ) x 4.00m ( 13'2" ) Panel radiator with grills. UPVC double glazed window to fore with Georgian bar effect.

Bathroom: Three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap & panelled bath with chrome mixer shower over. Part tiled walls. Panel radiator with grills. UPVC double glazed window to rear with Georgian bar effect.

Externally: Lawned garden area to fore bounded by pedestrian pathway. Tarmac driveway providing two parking spaces in tandem & leading up to a detached single garage with up & over door to fore. Pedestrian gated access to side leading into rear garden.

Services: Mains gas, electricity, water and drainage.

Council Tax: Band E - Local Authority  
Carmarthenshire County Council

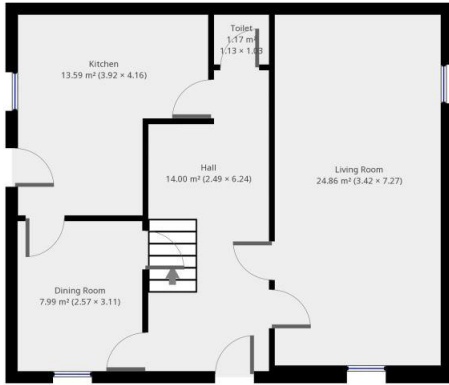
EPC: C - 70

Tenure: Freehold

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

Occupation: The property is currently tenanted with a scheduled tenancy end date of 31/07/2022.

# Floor Plan



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## Property Features

- Close to local amenities
- Off road parking
- Garage
- Detached
- 4 Bedroom

## EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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