

77 Burgess Meadows, Carmarthen SA31 3JW

Offers In Region of £165,000 Freehold

FOR SALE | AR WERTH



Description

77 Waun Burgess, Carmarthen, SA31 3JW – Offers in the Region of £165,000. Swift Property Services are delighted to offer this well-presented and attractively priced three-bedroom property situated in the popular residential area of Burgess Meadows, an area where three-bedroom homes rarely come to market. This appealing home provides well-balanced accommodation ideal for families, first-time buyers, or investors, all within close proximity to Carmarthen's excellent amenities. Internally, the accommodation comprises an inviting hallway, a spacious open-plan living/dining room, a well-equipped kitchen, and a ground-floor WC. The first floor offers three bedrooms, a family bathroom providing practical living for modern family life. The property benefits from mains gas central heating throughout. Externally, there is off-road parking to the front, while the rear features a good-sized garden with low maintenance sunny, south facing garden, patio area, and a garden shed, perfect for outdoor relaxation, play, or entertaining. With its excellent location, competitive pricing, and the rarity of three-bedroom properties becoming available in Burgess Meadows, this home represents an outstanding opportunity. Swift Property Services highly recommend early viewing. Chain Free. Please see our virtual tour to fully appreciate all that this property has to offer. EPC: C (76) | Council Tax Band: C



Rooms & Descriptions

Location: Situated in the sought-after residential area of Burgess Meadows, the property benefits from an excellent position on the outskirts of Carmarthen while remaining within easy reach of the town's vibrant centre. Carmarthen offers a comprehensive range of amenities including national and independent retailers, supermarkets, cafés, restaurants, leisure facilities and healthcare services. The area is well-served by local primary and secondary schools, along with Coleg Sir Gâr and the University of Wales Trinity Saint David, making it ideal for families and professionals alike. Transport links are a major advantage, with convenient access to Carmarthen Bus Station, Carmarthen Railway Station, and key road networks such as the A40, A48, and the M4 corridor, providing straightforward travel throughout West and South Wales.

Ground Floor:

Entrance Hall: uPVC opaque double glazed door to the fore opening to the entrance hall. Internal doors to kitchen, living room and downstairs wc. Stairs to first floor landing. Wood laminate flooring. Textured ceiling. Mains smoke detector. Radiator. Telephone point.

Kitchen: 2.43m (8'0") x 2.75m (9'1") The kitchen is fitted with a range of matching base and wall units providing ample storage, complemented by a stainless-steel sink and drainer and modern vinyl flooring. A uPVC double-glazed window to the fore offers natural light, while an extractor fan and integrated gas hob with electric oven provide practical cooking facilities. Additional features include plumbing for a washing machine, a radiator, textured ceilings, and a Worcester mains gas combination boiler. A door leads back to the hall, ensuring easy access to the rest of the home.

Downstairs WC: 2.55m (8'5") x 0.91m (3'0") The WC is fitted with a close-coupled toilet with push-button flush and a wash basin with tiled splashback. An extractor fan provides ventilation, while vinyl flooring offers easy maintenance. A door leads to the hall, ensuring convenient access.

Living / Dining Room: 4.46m (14'8") x 3.38m (11'2") The spacious living/dining room features wood-effect laminate flooring and offers excellent natural light through uPVC double-glazed patio doors leading out to the rear garden, as well as a uPVC window to the rear elevation. A door from the hall provides access, while a further door opens to a generous understairs storage cupboard. The room is comfortably heated by a radiator, creating a warm and inviting space ideal for both relaxation and dining.

First Floor:

Landing: The first-floor landing provides access to three bedrooms and the family bathroom. Carpeted flooring runs throughout, and stairs lead down to the ground floor hall. There is access to the loft space for additional storage, and

the area is fitted with a mains-connected smoke detector for safety.

Bedroom 1: 4.49m (14'9") x 2.68m (8'10") A bright and inviting bedroom with a uPVC double-glazed window to the front, allowing plenty of natural light. The room features a built-in cupboard with a radiator, an additional radiator for comfort, and soft, carpeted flooring. Access is via a door from the landing, making it a cozy and functional space.

Bedroom 2: 2.34m (7'9") x 2.73m (9'0") A comfortable bedroom with a uPVC double-glazed window to the rear, allowing natural light to fill the space. The room features a radiator and carpeted flooring, and is accessed via a door from the landing, making it a practical and welcoming space.

Bedroom 3: 2.10m (6'11") x 2.67m (8'10") A well-proportioned bedroom with a uPVC double-glazed window to the rear, providing plenty of natural light. The room features a radiator and carpeted flooring, with access via a door from the landing, making it a versatile and comfortable space.

Bathroom: 2.07m (6'10") x 1.70m (5'7") A well-appointed bathroom accessed from the landing, featuring a three-piece suite comprising a bath with an overhead shower powered by the boiler, a pedestal wash basin, and a toilet. The room benefits from part-tiled walls, a tile-effect vinyl floor, an extractor fan, and a shower rail with curtain, combining practicality with style.

Externally : The property features off-road parking to the front and an enclosed rear garden, perfect for privacy and relaxation. The garden includes a shed, a patio area, and is designed for low maintenance, enjoying a sunny south-facing aspect.

Services: Mains gas central heating , electricity, mains water and sewerage. High speed broadband coverage area. Gas certificate February 2025. EICR (electrical certificate) February 2023. Mains interlinked / smoke detectors.

Tenure: Freehold

EPC: C / 76.

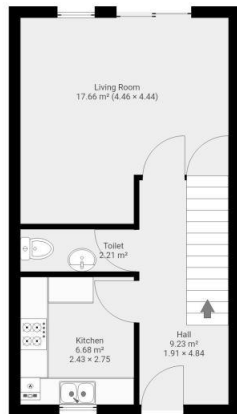
Construction: Cavity Wall

Further Details: <https://portal.sprift.com/property-report/77-waun-burgess-carmarthen-sa31-3jw/4808731>

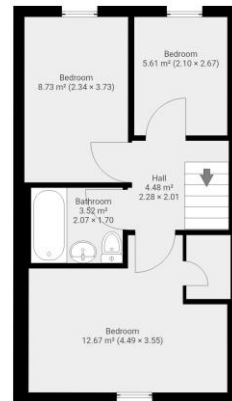
Council Tax / Local Authority : Council tax band "C". Local authority Carmarthenshire County Council.

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

Floor Plan



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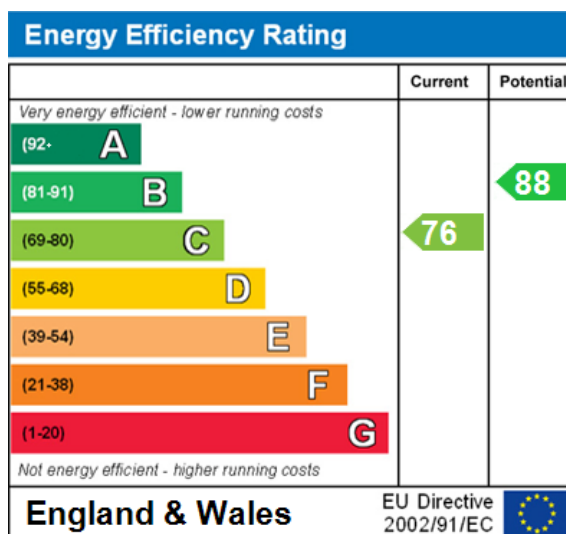


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Property Features

- Garden
- Gas CH
- Chain Free
- Off road parking
- Close to local amenities
- 3 Bedroom

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