

42 St Non's Avenue, Carmarthen SA31 3DL

Private Treaty £219,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer a rarely available, 3 bedroom, bay fronted semi detached town house situated in the popular and sought after residential area of St Non's Avenue, Carmarthen. Well positioned within walking distance of Carmarthen town centre, Carmarthen Park, St Catherine's Walk shopping precinct and University. Further amenities / facilities are easily accessible nearby including leisure centre, primary/secondary schools, hospital and transport links including bus / train stations which can be found within approximately one mile of the property. The property built in the 1930's retains some original, character features including mock tudor/art deco elements with high ceilings and large bay windows to the front and rear providing an airy feel with lots of natural light throughout. The accommodation is set over two floors, internally comprising of an entrance hallway, living room, open plan kitchen/diner and under stairs storage cupboard. The first floor comprises of two spacious double bedrooms, third bedroom, bathroom and separate WC. Externally there is a gated, private tarmac driveway, front lawn, enclosed rear garden with easterly aspect, patio and garage. Mains gas central heating with combination boiler. Council tax band "D". EPC "D". Please see our virtual tour for a good insight as to what this property has to offer. Early Viewings encouraged, this property is expected to sell quickly. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: St Nons Avenue is a sought after, residential area conveniently located within walking distance of Carmarthen town centre, Carmarthen town park, St Catherine's Walk shopping precinct and Trinity University. Further amenities / facilities are easily accessible including leisure centre, primary/secondary schools, hospital and transport links including bus / train stations which can be found within approximately one mile of the property. .

Ground Floor:

Entrance Hall: *1.77m (5'10") x 4.19m (13'9")* Access to fore via a gated entrance leading to a canopied porch with a double glazed uPVC door opening to the entrance hall. Two double glazed windows to fore and one to side elevation. Doors to living room, kitchen / dining room and understairs cupboard. Stairs to first floor landing. Radiator. Carpeted floor. Smoke. Detector. Picture rail.

Living Room: *3.63m (11'11") x 4.28m (14'1")* Wood panelled door to hall. Large bay uPVC double glazed window to fore (Approx 2.62 meters wide). Curved radiator. Alcoves. Carpeted floor. Picture rail. Tv aerial point. Gas fire (now disconnected).

Dining Room: *3.26m (10'9") x 4.80m (15'9")* Open plan kitchen / dining room. Door to hall. Opening to kitchen. Large, wide, feature bay window (approx 2.42m wide) overlooking the rear garden providing lots of light and extra usable space. Radiator. Gas fire (now disconnected). Fireplace hearth and surround. Alcoves. Picture rail. Carpeted floor.

Kitchen: *2.07m (6'10") x 2.68m (8'10")* Opening to Dining Room. uPVC double glazed door and three surrounding windows opening to garden. Range of base and wall units. Stainless steel sink and drainer. Mixer tap. Gas hob. Electric oven. Tiled flooring. Plumbing for a washing machine. Part tiled walls.

Understairs Cupboard: Door to hall. Single glazed Window to side. Shelving.

First Floor:

Landing: *2.15m (7'1") x 2.98m (9'10")* Beautiful, original staircase leading down to the hall. Original, Wood panelled doors to bedrooms 1, 2 & 3, bathroom and toilet. Large, feature original stained glass/lead window. Access via hatch to loft space. Picture rail. Carpeted floor. Smoke detector.

Bedroom 1 (Rear): *3.30m (10'10") x 4.95m (16'3")* Door to landing. Rear bay window with views over St Davids Church and Carmarthen town. Picture rail. Carpeted floor. Radiator.

Bedroom 2 (Front): *3.33m (11'0") x 4.34m (14'3")* Door to landing. uPVC double glazed, Bay window to the fore, extending across majority of the width of the room benefiting from a sunny, westerly aspect. Radiator. Picture rail. Carpeted floor.

Bedroom 3: *2.11m (7'0") x 2.14m (7'1")* Door to landing. uPVC double glazed window to fore. Carpeted floor. Picture rail. Radiator.

Bathroom: *2.11m (7'0") x 1.91m (6'4")* Door to landing. uPVC double glazed window to rear. Airing cupboard with radiator, housing the "Vaillant" gas combination boiler. Bath. Shower over. (Running off boiler). Glass shower screen. Panelled walls. Radiator. Lino Flooring.

Separate Toilet: *1.17m (3'11") x 1.25m (4'2")* Door to landing. Wc in white. uPVC, opaque double glazed window.

Externally: Gated entrance to fore. Driveway. Front lawn. Enclosed, rear garden comprising of a patio and lawned area with an easterly aspect. Garage. Boundary walls on either side. Access to entrance hall to fore and access to kitchen from the rear garden.

Services: Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

Council Tax: Band "D". Local authority Carmarthenshire County Council.

EPC: "D".

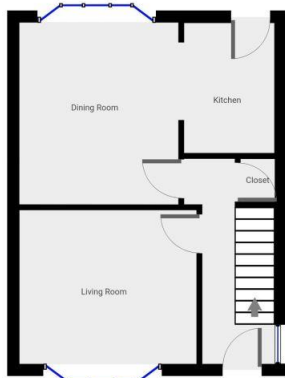
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests

Directions: 'St. Non's Avenue' is located by travelling up 'St. Davids Avenue' and by turning left at the top of the road. No 42 being found on the left just after the left hand bend.

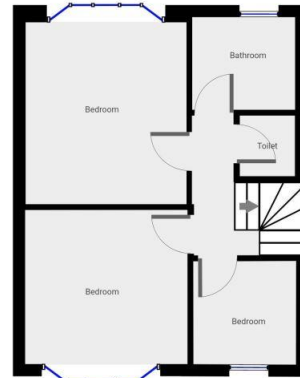
2.58m (approx) Ceiling Heights across the ground floor.
2.43m (approx) across the first floor. :

We have been advised that the electrics were certified in 2020 and the gas boiler installed in 2012.:

Floor Plan



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



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

Property Features

- Close to local amenities
- Off road parking
- Walking Distance to Town Centre
- Garden
- 3 Bedroom
- Chain Free
- Semi-Detached
- Garage
- Popular Location
- Gas CH
- 2 Reception
- Character Features

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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