

2 Cae Ffynnon, SA33 5DQ

Private Treaty £145,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this 3 bed terraced house, located in the popular Cae Ffynnon development in the village of Bancyfelin. Bancyfelin primary school and the gastro pub, The Fox and Hounds are in close proximity. The property benefits from beautiful views over the valley and Bancyfelin is conveniently located just 6 miles from Carmarthen Town Centre. On the ground floor, the property consists of lounge, kitchen/diner, downstairs toilet and to the first floor there are two double bedrooms, one single bedroom and a family bathroom. Externally, there is a rear garden, front lawned area and off road parking. The property is heated via oil central heating and is served by mains electricity, water and sewerage. Council tax band 'C'. Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Hall: 1.07m (3'7") x 4.01m (13'2") UPVC door to entrance hall. Painted ceiling and walls, carpeted floor, radiator.

Lounge: 3.24m (10'8") x 4.00m (13'2") UPVC window to fore, painted ceiling and walls, carpeted floors, radiator. Door to hall.

Kitchen/Diner: 5.24m (17'3") x 2.66m (8'9") Wall and base units with worktops, electric oven/grill with electric hobs, extractor hood, plumbing for washing machine, sink/drainer, vinyl floor, radiator. UPVC french windows and window to the rear. Door to hall.

Cloakroom: 0.94m (3'2") x 1.72m (5'8") UPVC window to side, painted ceiling and walls, vinyl floor, radiator. White toilet and sink suite. Door to hall.

Bedroom1: 3.20m (10'6") x 3.48m (11'6") UPVC window to fore, painted ceiling and walls, carpeted floors, radiator. Door to landing.

Bedroom2: 3.18m (10'6") x 3.26m (10'9") UPVC window to rear, painted ceiling and walls, carpeted floors, radiator. Door to landing.

Bedroom3: 2.45m (8'1") x 2.00m (6'7") UPVC window to fore, painted ceiling and walls, carpeted floors, radiator. Door to landing.

Bathroom: 1.98m (6'6") x 1.79m (5'11") UPVC window to rear, painted ceiling and walls, tiled walls, tiles floors, radiator. Door to landing.

Externally: Property has a driveway to the fore. Front lawned garden area. Rear enclosed garden comprising of a patio and lawn with a separate access to the side rear. Oil boiler and oil tank.

Services: Mains electricity, water and drainage. Oil Central Heating.

Council Tax: Band 'C'

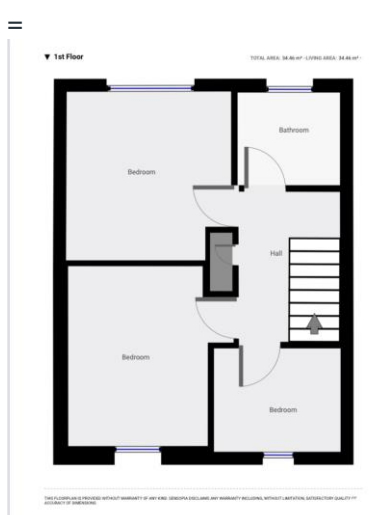
EPC: C:71

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

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 Relocations 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



Floor Plan



Property Features

- 3 Bedroom
- Chain Free
- Garden
- Off Road Parking
- Oil CH
- Semi-Rural
- Close to local amenities
- Popular Development

EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92- A			(92- A		
(81-91) B		88	(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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