

7 St Catherine Street, SA31

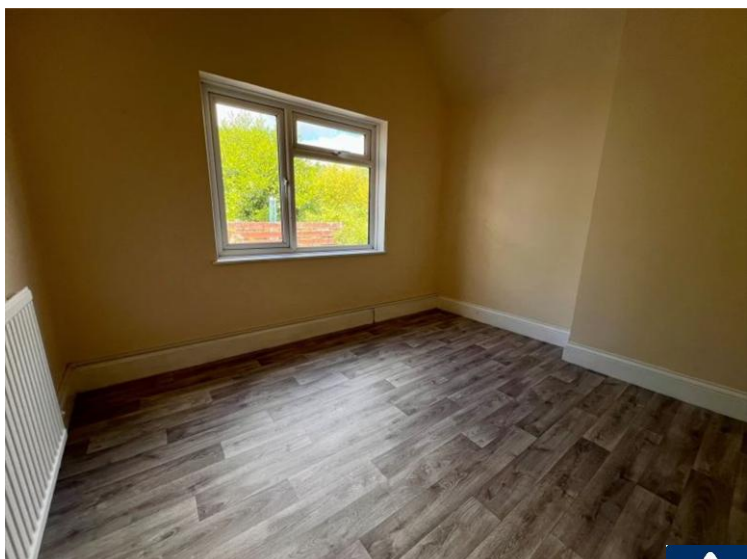
Offers In Region of £109,950 Freehold

FOR SALE | AR WERTH



## Description

A deceptively spacious and well presented chain free freehold two-bedroom mid-terrace property conveniently situated within an established residential location in the popular county town of Carmarthen, within walking distance of the town centre and a wide range of local amenities including shops, schools, leisure centre, Glangwili Hospital and excellent transport links via the A40 and A48. Offering light and comfortable accommodation throughout, the property briefly comprises entrance hall, attractive living room, separate dining room and recently fitted contemporary kitchen with modern units and work surfaces to the ground floor, with landing, two well-proportioned bedrooms and newly fitted first floor bathroom suite. Externally the property benefits from an enclosed rear garden providing a pleasant low maintenance outdoor space ideal for seating and entertaining. Further benefits include mains gas central heating, double glazing, Council Tax Band B and EPC Rating D / 57. Having been updated and improved by the current owners including a new kitchen and bathroom, the property offers an ideal turn-key first-time buyer, investment or downsizing opportunity with viewings highly recommended via Swift Property Services.



## Rooms & Descriptions

**Location:** Conveniently situated within walking distance of Carmarthen town centre, 7 St Catherine Street enjoys easy access to a wide range of local amenities including shops, cafés, restaurants, supermarkets, leisure facilities and everyday services. Carmarthen railway station and bus station are also nearby together with excellent road connections via the A40 and A48 dual carriageway providing convenient access towards Swansea, Llanelli and the wider West Wales region. The property is well positioned for those seeking a central yet established residential location within easy reach of schools, Glangwili Hospital and Trinity Saint David University campus.

**Entrance Hall:** 0.93m x 1.53m (3'0" x 5'0")  
Entered via front door with internal door leading through to the hallway. Wood effect flooring. Consumer unit.

**Living Room:** 3.74m x 4.62m (12'3" x 15'1")  
PVCu double glazed window to fore. Doors to dining room and hallway. Wood effect flooring. Fireplace with wooden surround and hearth. Stairs leading to first floor landing. Alcoves. Meter cupboard. Radiator.

**Dining Room:** 2.62m x 5.22m (8'7" x 17'1")  
Doors to side porch, kitchen and living room. Wood effect flooring. Two windows to side. Mains smoke detector. Radiator.

**Kitchen:** 2.37m x 2.01m (7'9" x 6'7")  
Fitted with a range of base units. Wooden door to rear garden. PVCu double glazed window overlooking the rear garden. Electric cooker with extractor hood over. Tiled flooring. Wall mounted Baxi gas combination boiler. Radiator.

**Landing:** Stairs leading down to ground floor living room. Doors to bedrooms one and two together with bathroom. Window to side. Smoke detector.

### First Floor:

**Bedroom 1:** 4.80m x 3.85m (15'9" x 12'7")  
Door to landing. Windows to fore and rear. Wood flooring. Exposed beams. High ceilings. Radiator.

**Bedroom 2:** 3.16m x 3.21m (10'4" x 10'6")  
Door to landing. PVCu double glazed window to rear. Wood effect flooring. Radiator.

**Bathroom:** 2.15m x 1.45m (7'0" x 4'9")  
Fitted with a bath, low level W.C. and wash hand basin. Window to side. Tiled flooring. Extractor fan. Chrome heated towel radiator.

**Construction:** Construction believed to comprise a mixture of granite/stone, solid brick and cavity wall elevations with partial insulation.

**Services:** Mains gas, electricity, water and drainage.

**Tenure:** Freehold

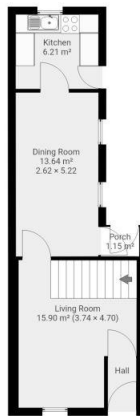
**Externally:** Mainly lawned enclosed rear garden enjoying a fairly secluded aspect.

**Council Tax:** Band B. Carmarthenshire County Council.

**Viewings / Enquiries:** A virtual tour is available. Viewings are strictly by appointment through Swift Property Services. 01267 231394 [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)

**Please Note:** These property particulars are intended as a guide only and do not constitute any part of an offer or contract. All measurements, floor plans and virtual tours are approximate and for illustrative purposes only. Interested parties should satisfy themselves as to the accuracy of all information, including condition, services, access and planning matters. No services, systems or appliances have been tested by Swift Property Services and no guarantee is given as to their working order. Photographs may have been taken using a wide-angle lens and may include items not included in the sale.

# Floor Plan



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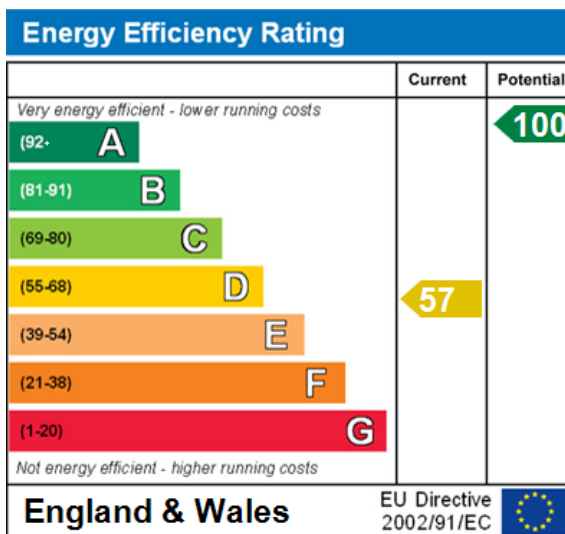


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# Property Features

- 2 Bedroom
- Gas CH
- Chain Free
- Garden

# EPC Certificate



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