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FOR SALE

2 Park Terrace, Carmarthen SA31 3DG

Swift Property Services are pleased to offer this investment opportunity, comprising of a one bedroom ground floor and one bedroom first floor flat situated on Park Terrace, Carmarthen. Well positioned, within easy access of the great range of amenities that Carmarthen town centre has to offer. Close proximity to transport links including bus and train stations. Both properties are of a good standard, being well maintained by the current vendor. The ground floor flat comprises of one bedroom, living room, kitchen, shower room and wc. The first floor flat comprises of one bedroom, living room, wc, shower room and kitchen providing pleasant views over the town park. Both flats have been previously occupied as two bedrooms when rented either to sharers or as room lets, utilising the living rooms as a second bedrooms. The first floor also has two mezzanine areas which have been used as sleeping areas. Gas central heating with a combi boiler positioned in the ground floor flat which serves both properties. uPVC double glazed windows throughout. Council tax band "A" applies to both properties.

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@swiftpropertyervices.co.uk. Please see the following links for tours of both flats. Ground floor flat: <https://app.immviewer.com/portal/tour/2198876?accessKey=6086>
First floor flat: <https://app.immviewer.com/portal/tour/2198877?accessKey=600d>

£139,950

Freehold

Ground Floor Flat

Entrance Hall - Access to fore via a part glazed wooden door. Internally there are fire doors to the ground floor and first floor flats. Emergency lighting. Mains smoke detectors. Tiled floor.

Living Room - 3.21m (10'7") x 4.40m (14'6") Doors to hall and kitchen. uPVC double glazed window to fore. Wood effect laminate flooring. Radiator. Skimmed walls and ceilings.

Kitchen - 2.91m (9'7") x 2.16m (7'2") Fire door to living room. uPVC double glazed door and window to side opening to yard (yard belongs to the adjoining property with right of access granted to this property). Range of base and wall units. Stainless steel sink and drainer. Breakfast bar. Electric hob and oven. Extractor hood. Part tiled walls. Tiled flooring. Radiator. Mains smoke detector. Skimmed ceilings.

Rear Hall - Doors to bedroom, WC, Shower room and airing cupboard which houses the Worcester combination gas boiler which serves both flats.

Shower Room - 1.53m (5'1") x 2.16m (7'2") Door to rear hall. Walk in shower cubicle. Electric shower. Wash basin. Tiled walls and flooring. Extractor fan.

WC - 1.17m (3'11") x 0.91m (3'0") Door to rear hall. WC. Tiled walls and flooring. Extractor fan.

Bedroom - 2.75m (9'1") x 4.41m (14'6") Doors to entrance and rear hall. uPVC double glazed window to fore. Wood effect laminate flooring. Radiator. Skimmed walls and ceilings. Mains smoke detector.

Services - Mains gas, electric, water and drainage. Both flats council tax band "A".

EPC - TBC

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

Ground Floor Flat



First Floor Flat

Landing - Stairs down to Entrance hall. Fire doors to living room, bedroom, shower room and kitchen. Storage cupboard. Part wood effect laminate and tiled flooring. Mains smoke detector. Emergency lighting

Living Room - 3.21m (10'7") x 4.40m (14'6") Door to landing. Two uPVC double glazed windows to fore. Wood effect laminate flooring. Radiator. Steps leading to mezzanine sleeping area. Skimmed walls and ceilings.

Bedroom - 2.70m (8'11") x 4.41m (14'6") Door to landing. uPVC double glazed window to fore. Wood effect laminate flooring. Radiator. Steps up to a Mezzanine Sleeping area. Skimmed walls and ceilings. Mains smoke detector.

Kitchen - 3.32m (10'11") x 2.23m (7'4") Door to landing. Range of base and wall units. uPVC double glazed window to rear providing good views over the town park. Part tiled walls. Extractor fan. Stainless Steel sink and drainer. Plumbing for a washing machine. Radiator. Breakfast bar. Mains smoke detector.

Shower Room - 2.41m (7'11") x 2.09m (6'11") Door to landing. Walk in shower cubicle. Electric shower. uPVC double glazed window to rear. Part tiled walls. Tiled flooring. Wash basin. Radiator.

WC - 0.88m (2'11") x 1.12m (3'9") Door to landing. WC. Part tiled walls. Tiled flooring. Extractor.

Services - Mains gas, electric, water and drainage. Both flats council tax band "A".

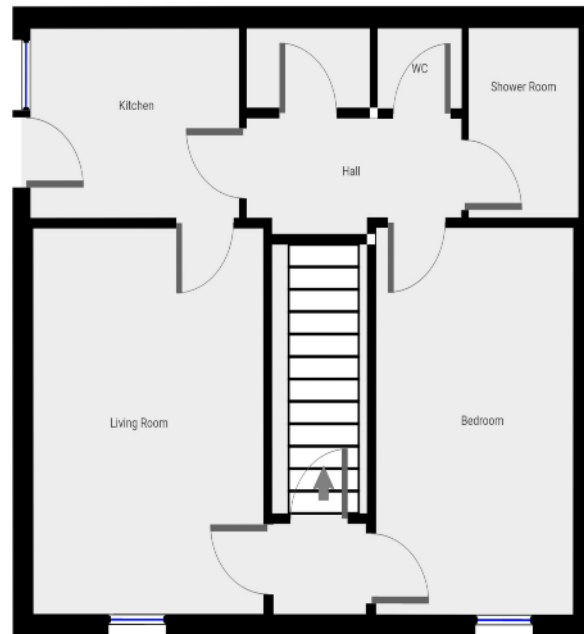
EPC - TBC

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First Floor Flat

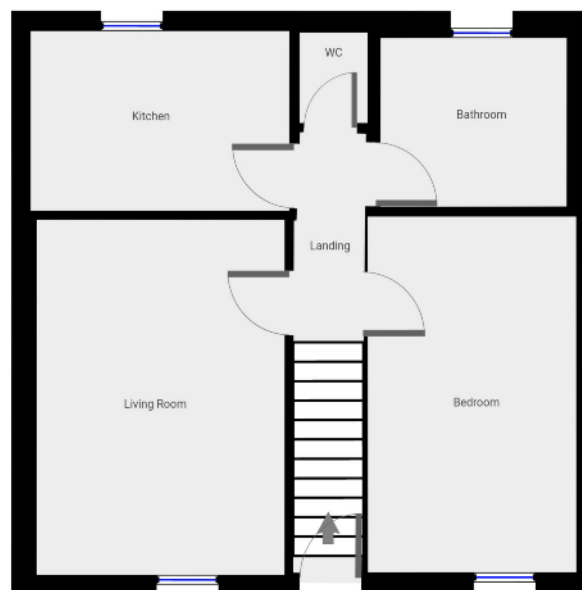


Ground Floor Flat



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First Floor Flat



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