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## FOR SALE

### 24 Burgess Meadows, Carmarthen, SA31 1SH

A 3 bedroom mid link house in Johnstown, Carmarthen. The house is located in Burgess Meadows, a popular residential cul de sac which is well located for accessing local primary and secondary schools as well as various other local amenities. It is also within walking distance of Carmarthen town centre. The property would suit a range of buyers and would also be suitable for investment purposes having been privately let recently. Internally the house is comprised of a kitchen, a living room / diner, 3 bedrooms and a bathroom. Externally the property has off road parking for 1 vehicle and a garden to the rear with shed. Gas fired central heating with a recently fitted boiler. Chain free sale. For all viewings and enquiries please contact sole agents Swift Property Services.



# £129,950

Freehold



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## **MEASUREMENTS / DESCRIPTION**

**ENTRANCE HALL** - With doors to the kitchen and living room, staircase to the first floor, laminate flooring, radiator.

**KITCHEN** - 2.46m ( 8'1") x 3.70m ( 12'2") - Wall and base units with work surface, sink/drain, electric oven, gas hob with extractor over, recently fitted glow worm gas combination boiler, plumbing for washing machine, tiled splash back, window to fore, radiator, laminate floor.

**LIVING ROOM / DINER** - 4.44m ( 14'7") x 4.47m ( 14'8") - L shaped living room with space for dining, sliding patio doors to rear garden, window to rear, fitted carpet and radiator.

**FIRST FLOOR LANDING** - Doors to 3 bedrooms and bathroom, fitted carpet, loft hatch.

**BEDROOM 1** - 4.44m ( 14'7") x 2.75m ( 9'1") - Storage cupboard, double fitted wardrobes, window to fore, radiator, fitted carpet.

**BATHROOM** - 2.46m ( 8'1") x 1.75m ( 5'9") - Bath with electric shower over and screen, WC and wash hand basin, extractor fan, radiator.

**BEDROOM 2** - 2.29m ( 7'7") x 3.59m ( 11'10") - Window to rear, fitted carpet, radiator.

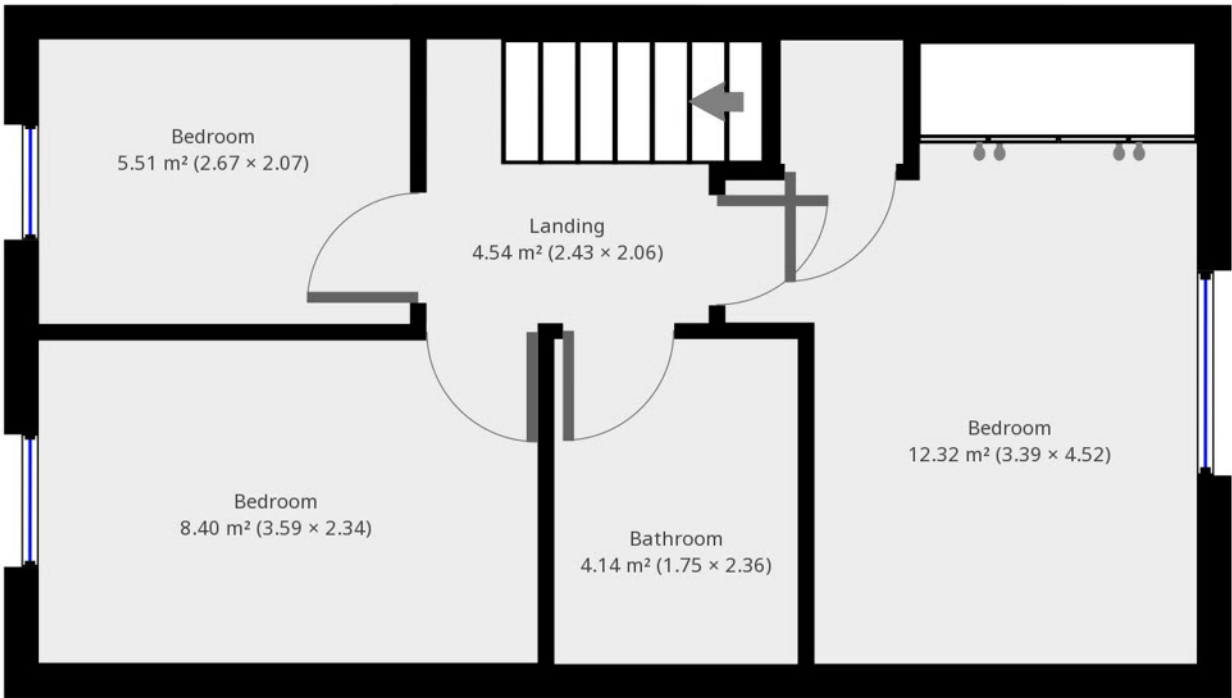
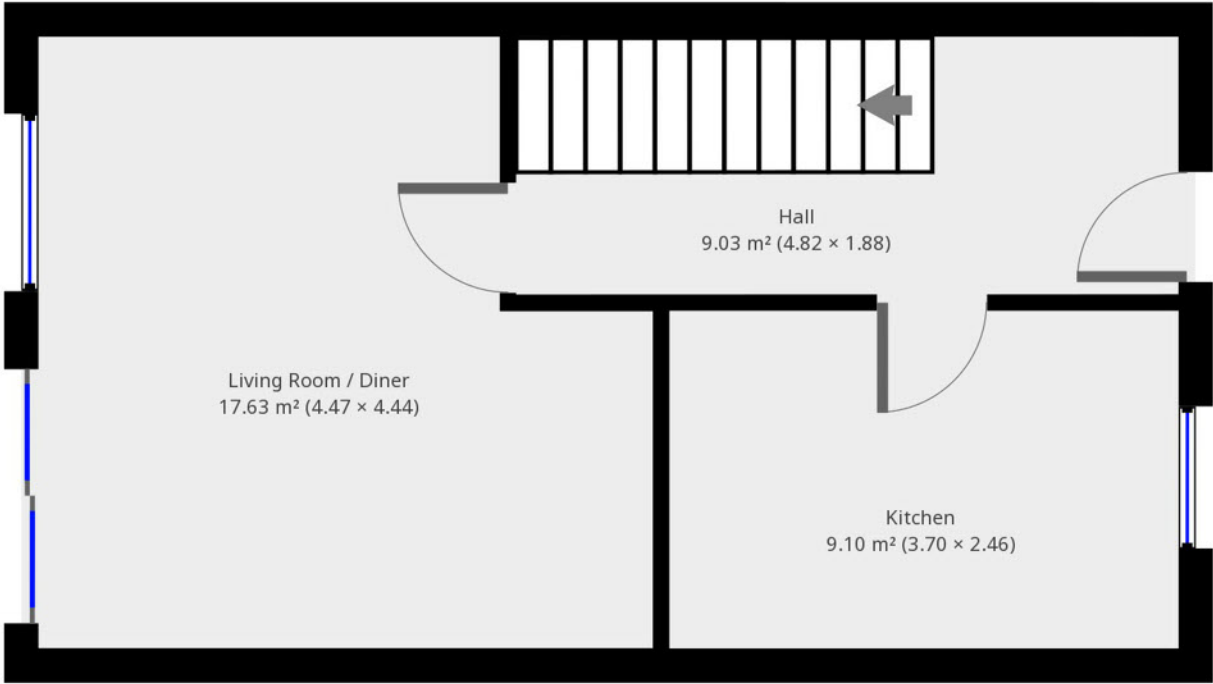
**BEDROOM 3** - 2.08m ( 6'10") x 2.66m ( 8'9") - Window to rear, fitted carpet, radiator.

**EXTERNALLY** - Off road parking space for 1 car. Lawn garden to the rear with garden shed.

**SERVICES** - Mains gas, electricity, water and drainage. Council tax band C

**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 Sales & Commercials 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 Sales & Commercials Ltd - Company reg: 7238246

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# Energy Performance Certificate



24, Waun Burgess, CARMARTHEN, SA31 3JL

|                             |                   |                            |                          |
|-----------------------------|-------------------|----------------------------|--------------------------|
| <b>Dwelling type:</b>       | Mid-terrace house | <b>Reference number:</b>   | 9458-1073-7239-1484-4904 |
| <b>Date of assessment:</b>  | 15 January 2014   | <b>Type of assessment:</b> | RdSAP, existing dwelling |
| <b>Date of certificate:</b> | 15 January 2014   | <b>Total floor area:</b>   | 73 m <sup>2</sup>        |

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,785</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 465</b>   |

## Estimated energy costs of this home

|               | Current costs        | Potential costs    | Potential future savings |
|---------------|----------------------|--------------------|--------------------------|
| Lighting      | £ 165 over 3 years   | £ 165 over 3 years |                          |
| Heating       | £ 1,266 over 3 years | £ 960 over 3 years |                          |
| Hot Water     | £ 354 over 3 years   | £ 195 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,785</b>       | <b>£ 1,320</b>     |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

|  | Current   | Potential |
|--|-----------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>71</p> | <p>90</p> |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.