

24 Beech Road, Carmarthen, SA31 3PR

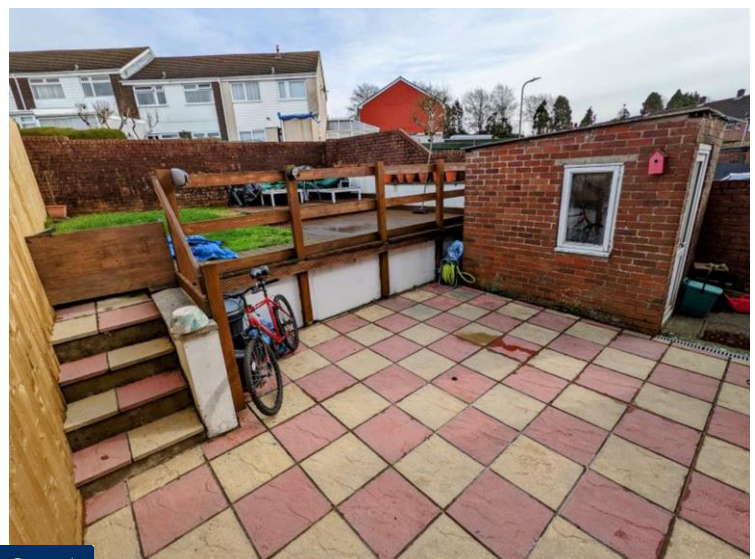
Private Treaty £169,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this three bedroom semi-detached house situated on Beech Road, Carmarthen. Benefitting from a large corner plot, which provides an enclosed front and rear garden with 'laundry' shed and ample off road parking for 3 cars. The property is located in the popular area of Beech Road, which is conveniently within walking distance of local amenities such as primary schools, local shop, café, parks and pubs and still less than 1 mile from Carmarthen Town Centre. Internally the property is comprised of an entrance porch, lounge, kitchen/diner to ground floor and three bedrooms and family bathroom to first floor. The property has been tastefully decorated throughout. The property benefits from gas central heating and new windows and doors have been recently installed (2022) at the property. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Entrance Porch: *1.48m (4'11") x 2.10m (6'11")* Enter through new UPVC door, new UPVC windows to front and side elevation, radiator, laminate wood flooring, coved ceiling and ornate door to Lounge

Lounge: *5.76m (18'11") x 3.83m (12'7")*
New UPVC window to front and side elevation, feature coal effect gas fire with wooden surround, radiator, Wood effect laminate flooring., Coved ceilings, Alcoves, wooden staircase leading to the first floor with storage under & door to the Kitchen/Diner.

Kitchen / Diner: *5.79m (19'0") x 2.79m (9'2")* Kitchen fitted with a range of wall and base units with roll top work surfaces incorporating a stainless steel circular sink unit, integral appliances include a brushed stainless steel oven & grill, gas hob with extractor over, dishwasher, fridge, tiled splash backs, laminate wood flooring, radiator, space for table and chairs, window to rear elevation, door to understairs storage cupboard, and french doors opening to the rear garden.

Landing: uPVC double glazed window to the side elevation, access to attic space, radiator, built in airing cupboard provides for storage. Doors to bedroom 1, 2 and 3 and bathroom. Stairs down to living room.

Bedroom 1: *3.08m (10'2") x 3.82m (12'7")*
New UPVC double glazed window, to front elevation, radiator. Doors leading to landing. Carpeted Floor.

Bedroom 2: *3.19m (10'6") x 3.32m (10'11")*
New UPVC double glazed window, to rear elevation, radiator. Doors leading to landing. Carpeted Floor.

Bedroom 3: *2.59m (8'6") x 2.44m (8'1")*
New UPVC double glazed window, to front elevation, radiator. Doors leading to landing. Carpeted Floor.

Bathroom: *2.49m (8'3") x 1.70m (5'7")*
White suite fitted comprising toilet, pedestal wash hand basin & panelled bath with shower over, heated chrome towel rail, laminate wood flooring, part tiled walls, recess spot lighting, new UPVC windows to rear & side elevations. Door to landing

External: Large corner plot with enclosed front and rear gardens, garden shed with plumbing for a washing machine and used for laundry

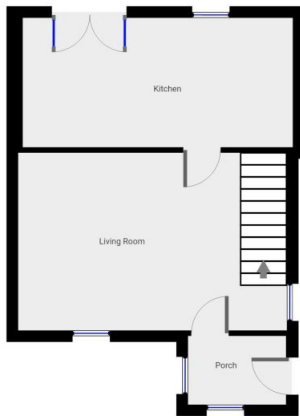
Parking: Ample off road parking for several cars

Services: We are advised mains water, gas, electricity & drainage are connected

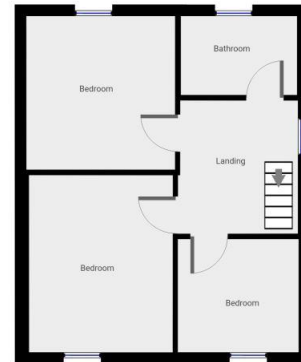
Council Tax Band: Band "B".

EPC: "D".

Floor Plan



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Property Features

- Ideal First Time Or Investment Purchase
- Gas CH
- High Standard Throughout
- Semi-Detached
- Close to Local Amenities
- Off Road Parking
- 3 Bedroom
- Popular Location
- Walking Distance to Town Centre

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(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