

38 Abergwili Road, Carmarthen SA31 2HQ

Private Treaty £205,000 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to offer this 3 bedroom, semi detached 1930's home, conveniently situated on Abergwili Road, Carmarthen. Well positioned within easy access of Glangwili hospital and approximately one mile from Carmarthen town centre. The accommodation is set over two floors with the ground floor comprising of an entrance hall, lounge, open plan kitchen/dining room, conservatory, utility and WC. The first floor comprises of three bedrooms and a family bathroom with shower. Externally there is off road parking, enclosed south facing rear garden and a large garage. Mains gas central heating. Council tax band "D". 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@swiftproperty-services.co.uk](mailto:info@swiftproperty-services.co.uk).





## Rooms & Descriptions

Location: The property is situated approximately one mile north east of Carmarthen town centre and 0.5 miles west of Glangwili Hospital. Coming from Carmarthen town, number 38 can be found on the right hand side of Abergwili Road, opposite the ambulance station.

### Ground Floor:

Entrance Hall: *1.80m ( 5'11" ) x 4.08m ( 13'5" )*  
Access to the fore via a double glazed uPVC door opening to the entrance hall. uPVC Double glazed window to side. Doors to front lounge and Dining room. Stairs to first floor landing. Dado rail. Papered walls and ceilings. Carpeted floor.

Living Room: *3.57m ( 11'9" ) x 4.07m ( 13'5" )*  
Wooden door to hallway. Bay window to fore. Alcoves. Picture rail. Fireplace and surround. Carpeted floor. Radiator.

Dining Room / Kitchen: *6.03m ( 19'10" ) x 3.82m ( 12'7" )* Doors to hall and conservatory. Open plan. uPVC double glazed window to rear. Range of base and wall units. Fireplace with surround. Part tiled walls. Wall mounted Worcester combi boiler. Carpeted floor in dining area. Lino flooring in kitchen area. Alcoves. Radiator. Coving.

Conservatory: *2.37m ( 7'10" ) x 2.96m ( 9'9" )*  
uPVC double glazed doors to dining room and garden. Wooden sliding door to utility/WC. uPVC double glazed windows to side and rear elevations. Tiled floor. Perspex roof.

Utility Room / WC: *1.24m ( 4'1" ) x 4.52m ( 14'10" )* Sliding doors to conservatory and WC. Windows to conservatory and side elevations. Base units. Worktops. Plumbing for a washing machine. Space for tumble drier. WC. Wash hand basin.

### First Floor:

Landing: Stairs down to ground floor hall. Double glazed window to side elevation. Doors

to bedrooms 1, 2,3 and bathroom. Radiator. Access to loft space.

Bedroom 1: *2.89m ( 9'6" ) x 3.67m ( 12'1" )*  
Wooden panelled door to landing. Double glazed window to rear. Fitted wardrobes. Carpeted floor. Radiator. Picture rail.

Bedroom 2: *3.78m ( 12'5" ) x 3.31m ( 10'11" )*  
Wooden door to landing. Double glazed window to fore. Wooden flooring. Picture rail. Textured ceilings.

Bedroom 3: *2.13m ( 7'0" ) x 2.25m ( 7'5" )*  
Wooden door to landing. Double glazed window to fore. Carpeted floor. Radiator. Fitted wardrobe.

Bathroom: *2.04m ( 6'9" ) x 1.95m ( 6'5" )* Door to landing. Double glazed window to rear. Bath with shower over. Glass panel. WC. Wash hand basin. Tiled walls. Lino flooring. Extractor Fan.

Externally : Tarmac, off road parking to fore. Gated, tarmac driveway to side. Large garage (approx 8.62m x 3.21m) offering front, up and over door, rear pedestrian door access with power/lighting and two windows to the side. Enclosed, rear garden with lawned and patio areas. Front access to entrance hall and rear access to the conservatory.

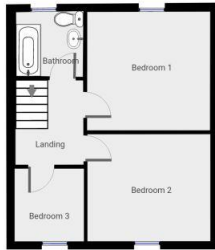
Services: Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

Council Tax: Band "D".

EPC : To follow.

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

## Floor Plan



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## Property Features

- 3 Bedroom
- Garden
- Close to local amenities
- Semi-Detached
- Close to Hospital
- Gas CH
- Off Road Parking
- Garage

## EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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