

27 Water Street, Carmarthen SA31 1RG

Private Treaty £139,950 Freehold

FOR SALE | AR WERTH



Description

****INVESTMENT PROPERTY**** Swift property services are pleased to offer this investment opportunity comprising of a two bedroom house and one bedroom cottage to the rear, situated on Water Street, Carmarthen. Centrally located, within walking distance of Carmarthen town and local amenities. The two bedroom house is set over two floors with a living room and kitchen on the ground floor. The first floor comprises of two double bedrooms and a bathroom. The cottage comprises of an open plan living room/kitchen, shower room and mezzanine bedroom. Externally there is a communal patio garden. Both properties are heated independently with mains gas central heating. The two bedroom house is currently rented out at £420 per calendar month. The cottage is currently vacant but was let out earlier this year at a figure of £370 per calendar month. Currently, with the demand being high and rents on the rise, both properties could achieve higher rents. 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@swiftpropertyservices.co.uk.



Rooms & Descriptions

The House (2 bedroom): Access to the fore via a uPVC double glazed door which opens to the communal hallway. The door to the house is located on the right.

Living room: 3.40m (11'2") x 4.73m (15'7") Doors to communal and house hallway. Double glazed window to fore. Electric fire. Hearth. Radiator. Telephone connection. Meter cupboard which houses the gas meter. Carpeted floor. CO detector. Please note: We have been advised that there is access to a cellar beneath the carpet.

Kitchen: 2.88m (9'6") x 1.99m (6'7") uPVC double glazed window to rear. Range of base and wall units. Integrated electric hob and oven. Plumbing for a washing machine. Wall mounted gas combi boiler and heating controls. Extractor hood. Smoke detector. Carbon monoxide detector. Part tiled walls.

Hallway: Doors to communal hallway and living room. Stairs to first floor landing. Lino flooring. Smoke detector. Under stairs storage.

Landing: Stairs down to hall. Doors to bedrooms 1 & 2 and bathroom. Carpeted floor. Smoke detector. Access to loft space.

Bedroom 1: 2.94m (9'8") x 2.98m (9'10") Door to landing. uPVC double glazed window to rear. Beams. Carpeted floor. Radiator.

Bedroom 2: 2.67m (8'10") x 4.00m (13'2") Door to landing. Double glazed window to fore. Carpeted floor. Cupboard. 2 x Radiators.

Bathroom: 3.03m (10'0") x 1.54m (5'1") Door to landing. Double glazed window to fore. Bath with electric shower over. WC. Hand wash basin. Panelled walls.

The Cottage (1 bedroom): Access to the fore via a uPVC double glazed door which opens to the communal hallway. There is a further door opening to the rear courtyard where the cottage is located.

Living Room / Kitchen: 3.99m (13'2") x 6.01m (19'9") Access via uPVC double glazed door to the fore. Two radiators. Wood effect flooring. Stairs to mezzanine bedroom. Door to shower room. Gas boiler. uPVC double glazed window to fore. Two wooden windows to the rear. Painted stone walls. Beams. Range of base and wall units. Plumbing for a washing machine. Telephone connection. Under stairs storage. Wall mounted extractor. Stainless splash back.

Mezzanine Bedroom: 3.05m (10'1") x 3.86m (12'8") Stairs down to living room/kitchen. Cupboard. Window to side elevation. Carpeted floor. Smoke detector. Emergency lighting.

Shower Room: 1.69m (5'7") x 2.03m (6'8") Door to living room/kitchen. Shower cubicle with electric shower. WC. Wash hand basin with built in storage unit below. Window to fore. Radiator. Panelled walls. Extractor fan. Tiled floor.

Externally : Rear enclosed courtyard. Doors to the cottage and communal hallway. Concrete floor.

Communal Area: Doors to courtyard, entrance hall, living room and street to fore. Meter cupboard where the electric meters for both properties are situated.

Services: Mains gas central heating, water, electricity and sewerage. Both properties are registered, supplied and metered independently. The House - council tax band "B". The Cottage - council tax band "A". Local authority - Carmarthenshire county council.

EPC: The cottage - E / 50 The house - TBC

Rental Terms: The two bedroom house is currently rented out at £420 per calendar month on an AST (assured shorthold tenancy agreement). The cottage is currently vacant but was let out earlier this year at a figure of £370 per calendar month. Currently, with the demand being high and rents on the rise, both properties could achieve higher rents.

Tenure: Freehold (Please note: The property is subject to a flying freehold).

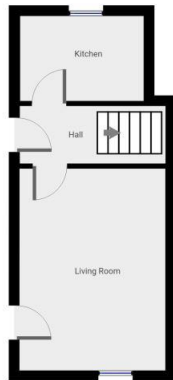
Fixtures And Fittings: Available by negotiation with the vendor.

Local Authority: Carmarthenshire County Council.

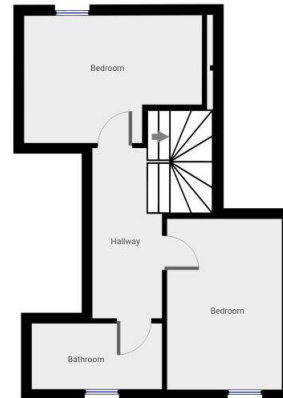
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Virtual Tour: The House - <https://app.immoviewer.com/portal/tour/2423865?accessKey=6146>
Y Bwthyn - <https://app.immoviewer.com/portal/tour/2423863?accessKey=6145>

Floor Plan



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Property Features

- Close to local amenities
- Chain Free
- Chain Free
- Investment property
- Walking Distance to Town Centre
- Gas CH

EPC Certificate

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	93
(92-) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	50
Not energy efficient - higher running costs	
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