

32 Priory Street, Carmarthen, SA31 1NN

**Private Treaty £95,000 Freehold**

**FOR SALE | AR WERTH**



## Description

\*\*\* Investment Property \*\*\* Swift Property Services are pleased offer this two bedroom mid terraced house, situated on Priory Street, Carmarthen. The property is tenanted, producing an income of £550 pcm / £6,600 pcm, which equates to an attractive return of 7%. Positioned within walking distance of Carmarthen town centre and Glangwili hospital. The accommodation is set over two floors with the ground floor comprising of bathroom with shower over bath, living room, with doors leading to kitchen and conservatory. The first floor comprises of two bedrooms. Externally there is a rear south facing garden with access to the side street and a garage which provides parking for a car. Gas central heating with Worcester combi boiler. Certificate for gas boiler and DEICR for electrics in date and available to view. Smoke alarms are mains and interlinked throughout the property to comply with residential letting regulations. Council tax band "B". We understand the property is subject to a flying freehold. 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@swiftproperty-services.co.uk](mailto:info@swiftproperty-services.co.uk)







## Rooms & Descriptions

Hallway: 0.98m ( 3'3") x 5.97m ( 19'8") Double glazed uPVC door to fore. Radiator. Doors to bathroom and living room. Stairs to first floor. Carpeted floors.

Lounge: 3.58m ( 11'9") x 5.35m ( 17'7") Large double living room with double glazed window to fore. Radiator. Doors opening to kitchen. Wood effect flooring.

Kitchen: 2.01m ( 6'8") x 2.65m ( 8'9") Kitchen fitted with a range of wall and base units with laminate top work surfaces incorporating a stainless steel sink unit, appliances include an oven with electric hob with extractor over. Tiled splash backs, lino flooring, open plan into the conservatory. Sky light providing abundance of natural light.

Conservatory: 2.39m ( 7'11") x 1.79m ( 5'11") Full of natural light with French UPVC doors leading to rear garden. Fully surrounded by UPVC windows to all elevations and panelling to roof, lino floor.

Bathroom: 1.66m ( 5'6") x 2.63m ( 8'8") Bathroom with bath and shower over, toilet, pedestal wash hand basin, radiator, wood effect flooring, part tiled, part painted walls, UPVC windows to rear elevation. Door to hall.

Landing: 1.75m ( 5'9") x 1.78m ( 5'11") UPVC double glazed window to rear elevation, carpeted flooring, door leading to bedroom 1 and 2.

Bedroom1: 4.12m ( 13'7") x 2.63m ( 8'8") UPVC double glazed window to front elevation, radiator, carpeted flooring, door leading to landing.

Bedroom 2: 3.45m ( 11'4") x 2.57m ( 8'6") UPVC double glazed window to rear elevation, radiator, carpeted flooring, door leading to landing. Built in cupboard, which houses Worcester combi boiler.

External: Enclosed rear garden, which is south facing so enjoys the sun all day long. Patio and decking lead to an open lawned area with stair access to the side street and garage with parking for a car. Shed.

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

Council Tax Band: Band B

EPC: D(68)

Tenure: Freehol. (Please note the property is subject to a flying freehold. Part of 33 Priory St comes over number 32)

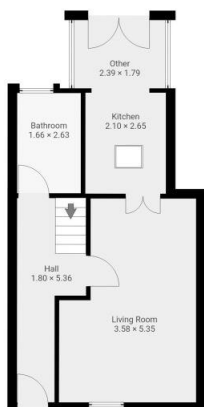
Construction: Stone

Certificates: Gas Safety Certificate dated 01/02/24, DEICR dated 12/09/22, Interlinked and mains smoke alarms installed 2022.

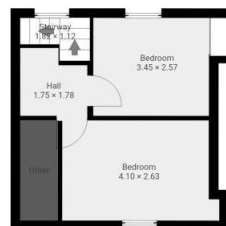
Please Note: These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations 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



## Floor Plan



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## Property Features

- Garden
- Town Centre
- Investment property
- Garage
- Income Producing
- Off Road Parking
- Close to Hospital
- 2 Bedroom

## EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A			(92- A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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