

35 St Catherine Street, Carmarthen SA31 3DY

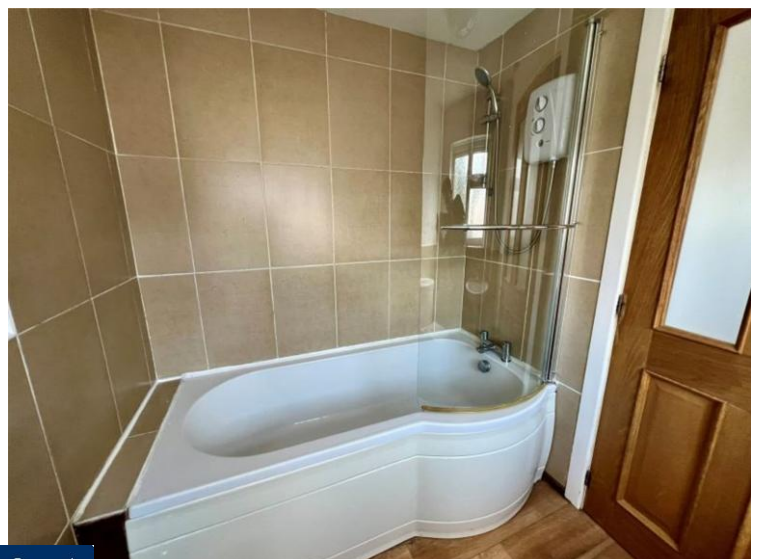
Offers In Region of £115,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 35 St Catherine Street on the market for sale. This three bedroom end terrace house is centrally located within a level walk of Carmarthen town Centre and local amenities including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away. Brief specification comprised of open plan living / dining room and kitchen on the ground floor. The first floor comprises of three bedrooms and a bathroom. Externally there is off road parking to the rear. Mains gas central heating. Chain free. Freehold. Council tax band "B". Please see our virtual tour to fully appreciate all that this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: Centrally located within a level walk of Carmarthen town Centre and local amenities including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away.

Ground Floor:

Living Room: 4.54m (14'11") x 2.97m (9'9") uPVC door to the fore opening into the living room. Opening to dining room. uPVC double glazed window to fore. Blinds. Wood effect laminate flooring. Two Radiators. Fireplace with hearth and surround (gas fire no longer in use). Coved ceilings.

Dining Room: Opening to living room and kitchen. Stairs to first floor landing. Door to understairs storage. uPVC double glazed window to rear elevation. Wood effect flooring. Radiator.

Kitchen: 2.21m (7'4") x 2.74m (9'0") Opening to dining room. uPVC double glazed window to rear. Range of base and wall units. Stainless 1.5 sink and drainer. Integrated gas hob/ electric oven. Glow Worm gas combination boiler. Stainless extractor hood. Tiled floor. Part tiled walls. Splash back. Mains smoke detector. Carbon monoxide detector. Washing machine. Fridge freezer.

First Floor:

Landing: Doors to bedrooms 1, 2 & 3 and bathroom. Radiator. Mains interlinked smoke detector. Access to loft space. Radiator. Carpeted floor.

Bedroom 1: 2.48m (8'2") x 3.80m (12'6") Door to landing. Upvc double glazed window to fore. Carpeted floor. Radiator.

Bedroom 2: 1.89m (6'3") x 2.81m (9'3") Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

Bedroom 3: 2.66m (8'9") x 2.59m (8'6") Door to landing. uPVC double glazed window to rear. Carpeted floor. Radiator.

Bathroom: 2.32m (7'8") x 1.79m (5'11") Door to landing. uPVC frosted double glazed window to side elevation. Three piece bathroom suite comprised of bath with electric shower over / glass screen, coupled wc with push button flush and oval pedestal wash basin with mixer tap. Chrome towel radiator. Wood effect flooring. Part tiled walls. Wall mounted mirror storage unit. Extractor Fan.

Externally: Parking space to the rear.

Tenure: Freehold

Council Tax / Local Authority: Band "B". Carmarthenshire County Council.

EPC:

Construction: Main building Stone. Extension cavity wall.

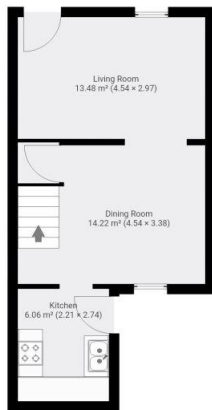
Services: Mains gas, electricity, water and drainage. Electrical certificate carried out July 2021. Gas safety certificate carried out May 2025.

Please note, We are advised that there are works required to the roof and gable end. It is the buyers responsibility to satisfy themselves of the condition and appoint a surveyor (if required).

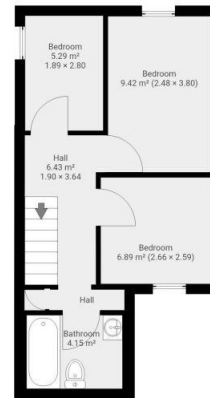
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

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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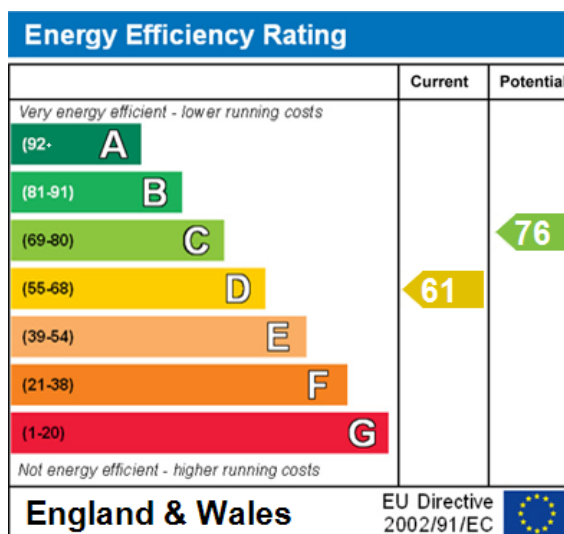


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Property Features

- Off road parking
- 3 Bedroom
- Gas CH
- Chain Free

EPC Certificate



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