

3 Brewery Road, Carmarthen SA31 1TB

Offers In Region of £135,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are delighted to offer this newly decorated and attractive two-bedroom mid-terrace home, ideally situated on Brewery Road, a popular and convenient residential location within easy walking distance of the centre of Carmarthen. The property enjoys excellent access to a wide range of amenities including shops, supermarkets, cafés, restaurants, leisure facilities, primary and secondary schools, together with Carmarthen bus and railway stations, whilst the nearby A40 and A48 provide excellent road links throughout West Wales and beyond. The accommodation is arranged over two floors and briefly comprises an entrance hallway, spacious living room and fitted kitchen to the ground floor, with two generous double bedrooms and a modern shower room to the first floor. Further benefits include mains gas central heating, Council Tax Band B and an EPC rating of D (56). Externally, the property boasts a surprisingly spacious enclosed rear garden, laid mainly to lawn and complemented by a useful garden shed, together with the benefit of off-road parking to the front. The property is offered Freehold and chain free, with an Electrical Installation Condition Report completed in December 2021 and a Gas Safety Certificate completed in December 2025 for added peace of mind. The property is understood to be of system-built construction (as built) and prospective purchasers are advised to make their own enquiries with their mortgage lender and surveyor regarding suitability for mortgage purposes. A virtual tour is available to view online and early viewing is highly recommended. Offered for sale at Offers In The Region Of £139,950.



Rooms & Descriptions

Location: Brewery Road is a well-established and convenient residential area situated within easy walking distance of the centre of Carmarthen, the county town of Carmarthenshire. The property is ideally positioned to take advantage of the town's excellent range of amenities including independent and national shops, supermarkets, cafés, restaurants, leisure facilities and both primary and secondary schools. Carmarthen bus and railway stations are also within easy reach, providing regular services to Swansea, Cardiff and beyond, whilst the nearby A40 and A48 offer excellent road links throughout West Wales, making this an ideal location for commuters, first-time buyers and investors alike

Ground Floor:

Hall: uPVC entrance door to the front elevation leading into the hallway. Radiator and ceiling-mounted smoke detector. Stairs rising to the first-floor landing and door providing access to the living room.

Living Room: 4.19m x 3.51m (13'9" x 11'6") – A comfortable reception room featuring a uPVC double glazed window to the rear elevation, electric fire with surround, fitted carpet and radiator. Doors lead to the kitchen and entrance hall.

Kitchen: 5.42m x 2.91m (17'9" x 9'7") – Fitted with a range of matching base and wall units incorporating a stainless steel sink and drainer. Gas cooker with extractor hood over, plumbing for a washing machine, radiator and wood-effect flooring. Useful understairs storage cupboard, door to the living room and external door providing access to the rear garden.

First Floor:

Bedroom 1: 4.19m x 2.87m (13'9" x 9'5") – A spacious double bedroom with uPVC double glazed window to the rear elevation, fitted carpet and radiator. Two built-in storage cupboards are provided, one of which houses the combi boiler. Door to the first-floor landing.

Bedroom 2: 2.96m x 3.56m (9'9" x 11'8") – A well-proportioned double bedroom featuring a uPVC double glazed window to the rear elevation, fitted

carpet and radiator. Door leading to the first-floor landing.

Shower Room: 2.05m x 2.03m (6'9" x 6'8") – Appointed with a white suite comprising a large walk-in shower with glass screen, WC and wash hand basin. Frosted uPVC double glazed window, radiator and attractive wood-effect flooring.

Externally: To the front of the property there is the benefit of off-road parking. The property also enjoys enclosed rear and side gardens, laid mainly to lawn, providing an excellent outdoor space for relaxing or entertaining. A useful garden shed is also included.

Construction : The property is understood to be of system-built construction (as built). Prospective purchasers should make their own enquiries with their mortgage lender and surveyor to ensure the construction type meets their lending requirements.

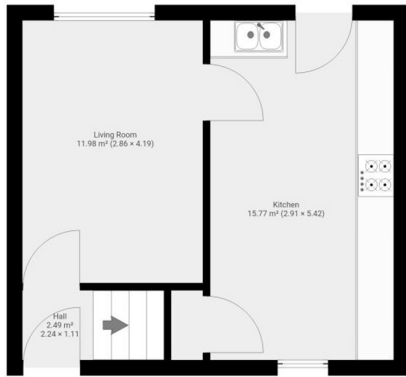
Tenure: Freehold.

Services: Mains gas, electricity, water and drainage.

Council Tax: Band B. Carmarthenshire County Council.

Viewings / Enquiries: A virtual tour is available. Viewings are strictly by appointment through Swift Property Services. 01267 231394
info@swiftpropertyservices.co.uk

Floor Plan



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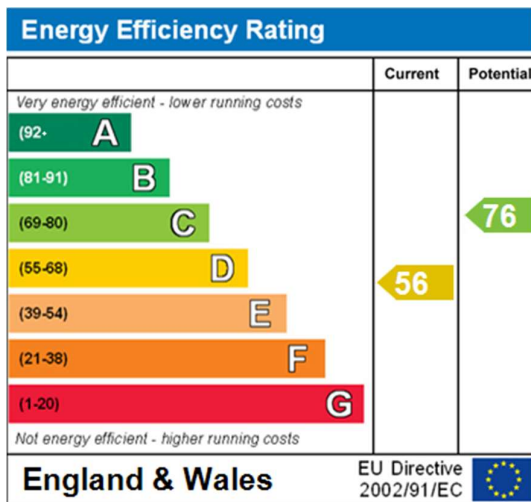


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Property Features

- Garden
- Off road parking
- Gas CH
- 2 Bedroom

EPC Certificate



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