

1 Spring Gardens, Carmarthen SA31 3LL

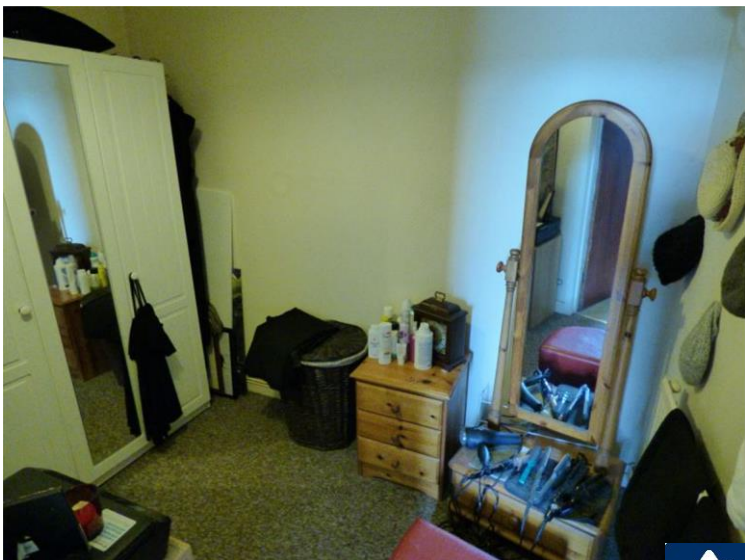
Private Treaty £229,950 Freehold

FOR SALE | AR WERTH



## Description

**\*\*Investment opportunity\*\* \*\*3 x self contained apartments\*\*** Swift property services are pleased to offer an investment opportunity situated in Carmarthen town centre comprising of a three storey premises offering a ground floor 2 bedroom apartment and first/second floor one bedroom apartments generating an annual rental income in the region of £15,900 (approximate yield of 7%). The property is centrally located within walking distance of local amenities and transport links including bus/train stations. The properties are heated independently via gas central heating. New uPVC double glazed windows and external doors. 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](mailto:info@swiftpropertyservices.co.uk).



## Rooms & Descriptions

### Flat 1 (Ground Floor, 2 bedroom):

Kitchen: 2.55m ( 8'5" ) x 1.91m ( 6'4" ) Access to fore via uPVC double glazed door. uPVC double glazed window to side. Range of base and wall units. Electric hob/oven. Extractor hood. Stainless steel sink and drainer. Part tiled walls. Space for fridge freezer. Door to Living room.

Living Room: 5.75m ( 18'11" ) x 3.06m ( 10'1" ) Doors to kitchen and hall. Wood effect laminate flooring. Upvc double glazed window to fore. Radiator. Smoke detector.

Hall: Doors to bedrooms 1 & 2, bathroom, living room and airing cupboard housing the gas boiler. Wood effect laminate flooring. Smoke detector.

Bedroom 1 & 2 (combined size): 5.74m ( 18'10" ) x 2.20m ( 7'3" ) Bedroom 1 - uPVC double glazed window to fore. Carpeted floor. Radiator. Door to flat and communal hall. Bedroom 2 - Carpeted floor. Radiator. Door to hall.

Bathroom: 1.95m ( 6'5" ) x 1.70m ( 5'7" ) Door to hall. Bath with shower over. Wash hand basin. Part tiled walls. Tiled floor. Extractor.

### Flat 2 (First floor, 1 bedroom):

Kitchen / Living Room: 5.71m ( 18'9" ) x 3.04m ( 10'0" ) Access via first floor communal area. Open plan kitchen/living space. Windows to fore and rear. Range of modern base kitchen units. Breakfast bar. Stainless steel sink/drainers. Electric hob/oven. Cupboard housing gas boiler. Kitchen area has wood effect lino flooring. Living area is carpeted. Door to rear hall.

Rear Hall: Doors to kitchen/living room, bathroom and bedroom.

Bedroom: 5.75m ( 18'11" ) x 2.76m ( 9'1" ) Doors to rear hall and communal area. Windows to fore and rear. Radiator. Carpeted floor.

Bathroom: 1.97m ( 6'6" ) x 1.69m ( 5'7" )

### Flat 3 (Second floor, one bedroom):

Kitchen/Living Room: 5.74m ( 18'10" ) x 3.17m ( 10'5" ) Access via second floor communal area. Doors to rear hall and cupboard housing the gas boiler. Velux windows to fore and rear. Open plan kitchen/living area. Range of base and wall units. Part tiled walls. Electric hob/oven. Stainless steel sink/drainers. Breakfast bar. Kitchen area has a wood effect lino floor. The living area is carpeted.

Rear hall: Doors to Kitchen/living room, bedroom and bathroom. Carpeted floor. Access to loft space. Mains smoke detector.

Bedroom: 5.74m ( 18'10" ) x 2.87m ( 9'5" ) Doors to rear hall and second floor communal area. Velux windows to fore and rear. Radiator. Carpeted floor.

Bathroom: 1.97m ( 6'6" ) x 1.86m ( 6'2" ) Door to rear hall. WC, wash hand basin and bath. Velux window to rear. Radiator.

Externally: Front patio. uPVC double glazed door leading to the main building with access to all three flats. Upvc double glazed door to side providing private access to the ground floor flat.

Communal areas: Access to all three flats via a communal ground floor entrance to the fore. Access to flat 1 and stairs leading up to flats 1 and 2.

Services: Mains gas central heating, water, electricity, and sewerage. All three flats are registered, supplied and metered independently. All flats come under council tax band "A". Local authority - Carmarthenshire county council.

EPC: Flat 1 - In progress Flat 2 - D / 65 Flat 3 - D / 60.

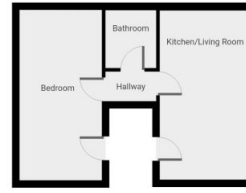
Rental Terms: All three properties are tenanted and let on individual AST's (assured shorthold tenancy). Flat 1 is let at £460 per calendar month, Flat 2 is let at £415 per calendar month and Flat 3 is let at £450 per calendar month. Combined £15,900 per annum.

Tenure: Freehold

Viewings/ Enquiries: To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk .

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

## Floor Plan



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## Property Features

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

## EPC Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	80   C
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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