

4 Richmond Cottages, Carmarthen SA31 1HH

Offers In Region of £119,950 Freehold

FOR SALE | AR WERTH



Description

A conveniently situated chain free freehold three-bedroom mid-terrace property located within the popular county town of Carmarthen, within easy reach of a wide range of local amenities including shops, primary and secondary schooling, leisure centre, Glangwili Hospital and excellent transport links. The accommodation briefly comprises entrance porch, living room, kitchen/dining room and lean-to rear utility area to the ground floor, with landing, three bedrooms and bathroom with shower over bath to the first floor. Externally the property benefits from an enclosed rear garden and further benefits include mains gas central heating via Worcester combination boiler, double glazing, flat roof with guarantee and Council Tax Band B. An ideal first-time buyer or investment opportunity with virtual tour available, with viewings highly recommended via Swift Property Services.



Rooms & Descriptions

Location: Richmond Terrace is situated within a convenient residential location on the outskirts of Carmarthen town centre, offering easy access to a wide range of local amenities including shops, supermarkets, primary and secondary schooling, leisure centre and Glangwili Hospital. Carmarthen town provides excellent transport links via bus and rail connections together with good road connectivity to the A40/A48 and M4 corridor, making the property well suited for first-time buyers, families and investment purchasers alike.

Ground Floor:

Entrance Porch: uPVC double glazed entrance door to fore, meter storage cupboard, tiled flooring.

Living Room: 4.27m x 4.92m (14'0" x 16'1") - Wood effect laminate flooring, feature fireplace with TV fire, double glazed window to fore, stairs rising to first floor landing.

Kitchen: 4.67m x 2.53m (15'3" x 8'3") - Fitted with a range of base and wall units, stainless steel sink and drainer, tiled flooring, radiator, freestanding electric cooker, washing machine and fridge freezer, gas Worcester combination boiler, double glazed window to rear and doors leading to living room and lean-to rear utility area.

Lean-to: Lean-To / Utility Area - 4.96m x 1.69m (16'3" x 5'6") - Polycarbonate roof, power sockets and lighting, windows overlooking rear garden, doors leading to kitchen and rear garden.

First Floor:

Landing: Carpeted flooring, radiator, stairs descending to living room, doors leading to bedrooms one to three and bathroom, storage cupboard and access to loft space.

Bedroom 1: 4.26m x 3.04m (13'11" x 9'11") - Double glazed window to fore, radiator, storage cupboard and door leading to landing.

Bedroom 2: 2.54m x 2.30m (8'3" x 7'6") - Double glazed window to rear, carpeted flooring and radiator.

Bedroom 3: 2.54m x 2.30m (8'3" x 7'6") - Double glazed window to rear, carpeted flooring and radiator.

Bathroom: 2.35m x 1.72m (7'8" x 5'7") - Suite comprising bath with shower over, WC and wash hand basin, tiled flooring, radiator, frosted double glazed window to fore and door leading to landing.

Externally : Externally - To the fore is a small forecourt garden. To the rear is an enclosed raised garden area benefiting from patio seating area, shrubs and plants, greenhouse together with shed with power and lighting.

Construction: Advised solid brick.

Tenure : Freehold

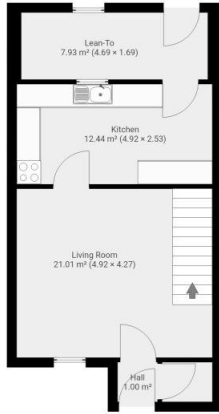
Services: Mains gas, electricity, water and drainage.

Council Tax : Band B. Carmarthenshire County Council.

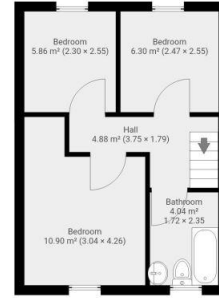
Viewings / Enquiries : A virtual tour is available. Viewings are strictly by appointment through Swift Property Services. 01267 231394 info@swiftpropertyservices.co.uk

Please Note: These property particulars are intended as a guide only and do not constitute any part of an offer or contract. All measurements, floor plans and virtual tours are approximate and for illustrative purposes only. Interested parties should satisfy themselves as to the accuracy of all information, including condition, services, access and planning matters. No services, systems or appliances have been tested by Swift Property Services and no guarantee is given as to their working order. Photographs may have been taken using a wide-angle lens and may include items not included in the sale.

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- 3 Bedroom
- Gas CH

EPC Certificate

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