

1 King Street
Carmarthen
Carmarthenshire
SA31 1BA
Tel: 01267 231 394
Email: info@swiftpropertyservices.co.uk
www.swiftpropertyservices.co.uk



FOR SALE

Flat 3, Ty Brynteilo, Manordeilo, Carmarthenshire, SA19 7BG

A 1 bedroom flat in the village of Manordeilo, Carmarthenshire. Manordeilo is a village which lies approximately 4 miles from the Tywi Valley market town of Llandeilo and 8 miles from Llandovery. The flat is located on the ground floor of this conversion and has private access.

Internally it is comprised of an a kitchen, a living room, a double bedroom and an en suite shower room. The property is in good decorative order and has electric heating and hot water.

Private allocated parking for 2 vehicles. Chain free sale.



£55,000

Leasehold



MEASUREMENTS / DESCRIPTION

ENTRANCE PORCH - Side door entry to entrance porch with door to living room.

LIVING ROOM - 4.32m (14' 2") x 4.07m (13' 4") - With door to the bedroom and kitchen. Electric heater, patio door to rear. Fitted carpet.

KITCHEN - 1.96m (6' 5") x 2.85m (9' 4") - Kitchen with a range of wall and base units with work surface, sink/drainage, electric oven and hob, extractor hood, tiled splash back, fan heater. uPVC double glazed windows to the side and rear.

BEDROOM - 2.88m (9' 5") x 4.49m (14' 9") - With uPVC double glazed window to the fore. Fitted carpet, electric heater.

SHOWER ROOM - 0.79m (2' 7") x 2.79m (9' 2") - En suite shower room with shower cubicle, WC and wash hand basin. Tiled floor and walls. Extractor fan.

EXTERNALLY - Private allocated parking for 2 vehicles.

A shed adjoins the building which houses the electric boiler for the hot water system.

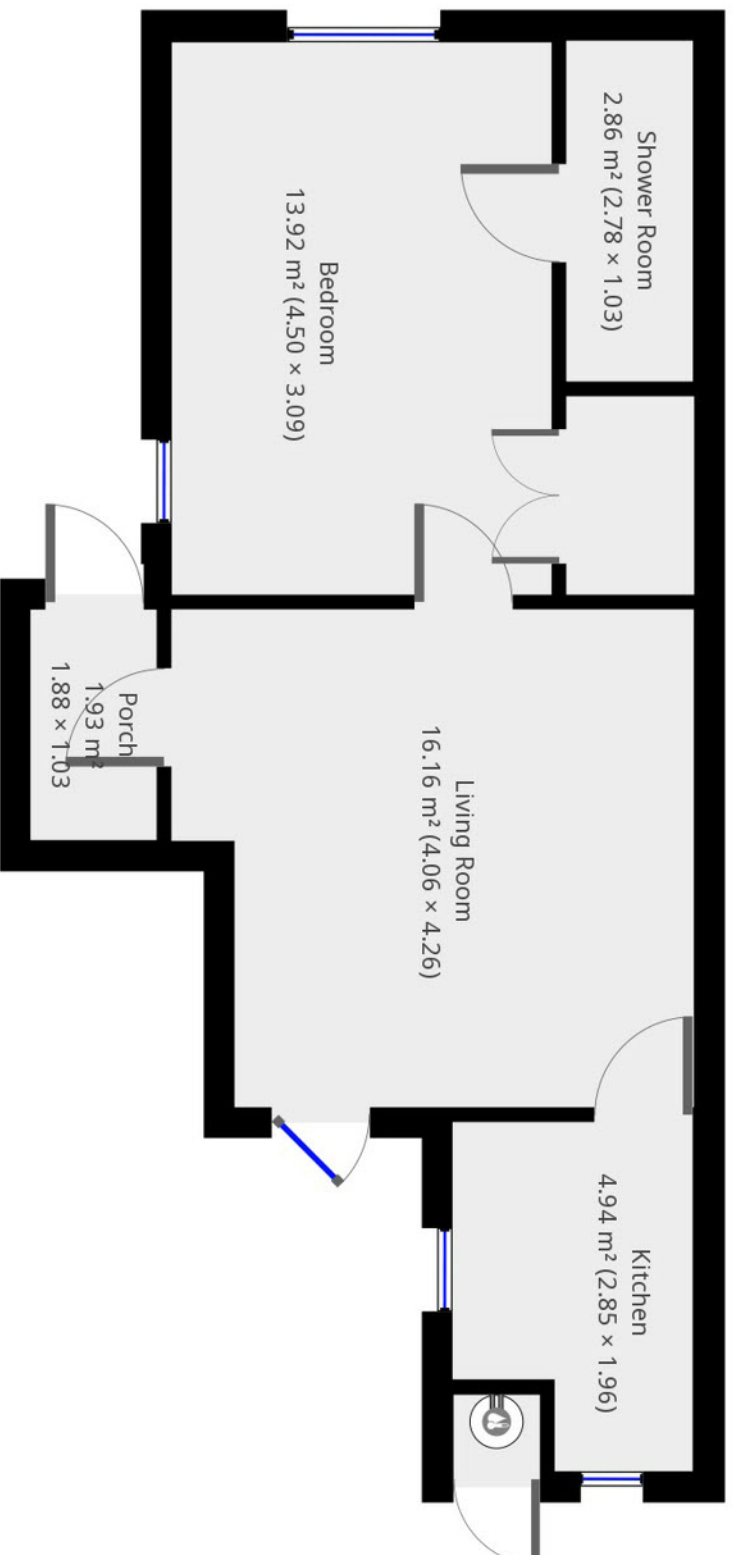
The property is next to a bus stop with regular buses to Llandovery, Llangadog and Llandeilo. Llandeilo and Llandovery are small and attractive towns with a variety of amenities, schools, rail services etc.

SERVICES - Mains electricity, water and drainage.

Council tax band A

Leasehold with approx 990 years left on lease. A management company looks after the building, communal areas and insurance, the charge is currently £45 per month. No ground rent.

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 Sales & Commercials 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 Sales & Commercials Ltd - Company reg: 7238246



Energy Performance Certificate




Flat 3
Ty Brynteilo
Manordeilo
LLANDEILO
SA19 7BG

Dwelling type: Ground floor flat
Date of assessment: 05-Oct-2010
Date of certificate: 06-Oct-2010
Reference number: 0058-7998-6200-8000-4920
Type of assessment: RdSAP, existing dwelling
Total floor area: 41 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | 75 | 77 |
| (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 |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | 68 | 69 |
| (39 - 54) E | | |
| (21 - 38) F | | |
| (1 - 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.