

33 Steele Avenue, Carmarthen, SA31 3DD

Offers In The Region of £370,000 Freehold

FOR SALE | AR WERTH



Description

A rare opportunity to purchase this substantial four bed detached house in the sought-after area of Steele Avenue. Set within a large, double plot, this property is one of only a very small number of detached houses within the street. The property in question has only ever changed hands twice since it was built in the 1960s. Internally the property is comprised of grand entrance hall, large airy lounge, open plan kitchen/dining/sun room, shower room, utility room, office and downstairs bedroom. The first floor is comprised of three double bedrooms, each with built in wardrobes and a large family bathroom. The property benefits from ample storage space to the loft and to the ground and first floor. The property has an abundance of natural light and provides the much desired 'open plan living' with kitchen, dining room and sun room all open to one. Externally the property offers a large, landscaped, enclosed rear garden, which is south facing. In addition, the property includes a summer house, two garages and off road parking. An added bonus feature of the house is that it generates an income and electricity for the property, through the solar panels on the roof, which is an attractive feature in a time of increasing energy bills. The tariff is fixed for another eleven years. The property is conveniently located within walking distance of all the local amenities Carmarthen Town has to offer, as well as local schools, parks, shops and cafes. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Porch: Enter through sliding doors

Hall: Light and grand hall, with stair UPVC window providing an abundance of natural light. Papered walls, wooden flooring. Doors leading to lounge, bedroom 1, kitchen and storage cupboard. Stairs leading to first floor

Lounge: 4.07m (13'5") x 5.02m (16'6") Light and airy large lounge with UPVC windows to both front and rear elevation, papered walls, wooden flooring, 2x radiators, gas fire, door leading to hall

Kitchen: 4.04m (13'4") x 2.03m (6'8") Kitchen fitted with a range of wall and base units with laminate top work surfaces incorporating a stainless steel sink unit, appliances include an oven with gas hob with extractor over, dishwasher, fridge, tiled splash backs, tiled flooring, radiator, Myson fan assisted heater connected to the C/H system and recessed in the skirting board, breakfast bar, open plan into dining room

Dining Room: 3.06m (10'1") x 3.03m (10'0") Open plan dining room with painted walls and wooden flooring, radiator. Doors leading to utility room and shower room and open plan to kitchen and sun room

Sun Room: 3.06m (10'1") x 2.05m (6'9") Full of natural light with french UPVC doors and single UPVC door leading to rear garden. Fully surrounded by UPVC windows to all elevations and roof, wooden floor, fan, 2x radiator, wall mounted Myson fan assisted heater connected to the C/H system

Utility Room: 3.00m (9'11") x 2.00m (6'7") Fitted with a range of wall and base units with laminate top work surfaces incorporating a stainless steel sink unit, appliances include a washing machine and tumble drier, painted walls, tiled flooring, UPVC window to side elevation, radiator, boiler, storage cupboard with hot water cylinder, door leading to dining room and office

Office: 3.00m (9'11") x 2.00m (6'7") Painted walls, carpet flooring, UPVC window to side elevation, radiator, with set up for desk top computer, work top, shelves, two cupboards, set of drawers and office chair, doors leading to garage and utility room

Shower Room: 1.07m (3'7") x 1.09m (3'7") White suite fitted comprising toilet, pedestal wash hand basin & shower cubicle, radiator, tiled flooring, UPVC window to side elevation. Door leading to hall

Bedroom 1: 4.04m (13'4") x 3.06m (10'1") UPVC double glazed window to front elevation, 2x radiator, painted walls, wooden flooring, fireplace, door leading to hall

Landing: 3.09m (10'2") x 3.03m (10'0") Large, open landing with UPVC window to stairs providing natural light, papered walls, carpeted flooring, radiator, wooden bannister, doors leading to bedrooms 2, 3 and 4, family bathroom and storage cupboard

Bedroom 2: 3.07m (10'1") x 5.02m (16'6") Plenty of natural light from UPVC double glazed window to front and rear elevation, 2x radiators, painted walls, carpeted flooring, built in wardrobes, door leading to landing

Bedroom 3: 3.04m (10'0") x 3.07m (10'1") UPVC double glazed window to front elevation, radiator, papered walls, carpeted flooring, built in wardrobes, door leading to landing

Bedroom 4: 3.03m (10'0") x 2.07m (6'10") UPVC double glazed window, to front elevation, radiator, painted walls, carpeted flooring, built in wardrobe, door leading to landing

Bathroom: 3.04m (10'0") x 2.03m (6'8") Large bathroom, with suite fitted comprising toilet, pedestal wash hand basin, bidet & panelled bath with shower over, radiator, carpeted flooring, part tiled, part papered walls, UPVC windows to rear elevation. Door to landing and storage cupboard

Loft: Ample space for storage

External: Large, landscaped, enclosed rear garden, which is south facing so enjoys the sun all day long. Attractive summer house which enjoys the evening sun and comes with wooden bi fold doors. Two garages, one which has been partly internalised to create the office and one which is used for storage. Off road parking for several cars, plus plenty of on street parking

Services: We are advised mains water, gas, electricity & drainage are connected. Solar panels are installed on the rear roof and have been fully paid for. The solar panels generate an income for the property and the tariff is fixed for circa eleven years. Income received 2021/2022 was £800 pa.

Council Tax Band: Band E

EPC: D (64)

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



Property Features

- Off Road Parking
- Walking Distance to Town Centre
- Close to Local Amenities
- Ideal Family Property
- Detached
- Chain Free
- Popular Location
- 4 Bedroom
- Garden
- Gas CH
- Garage
- Conservatory
- Character Features

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92- A			(92- A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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