

1 Surgeon Street, Cynwyl Elfed SA33 6TR

Private Treaty £119,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this 3 bedroom terrace cottage in the village of Cynwyl Elfed, Carmarthenshire. Cynwyl Elfed is located approximately 8 miles from the town of Carmarthen and has a village shop and a primary school. Internally the cottage is comprised of a double living room, kitchen/diner, ground floor WC, store room, 3 bedrooms and family bathroom. Externally there is a lawned garden to the rear with storage shed. Oil fired central heating. Double glazed. Chain free sale. Council tax band "C". Please see our virtual tour for a closer look at what this property has to offer. For all viewings please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: Cynwyl Elfed is located approximately 8 miles from the town of Carmarthen and has a village shop and a primary school. Heading from Carmarthen, The property can be found on the left hand side of the main road coming through the village.

Ground Floor:

Entrance Porch: Front door entry to porch with door to living room.

Living Room: 7.54m (24'9") x 3.89m (12'10") Double living room with 2 windows to the fore, staircase to the first floor, under stairs storage, 3 radiators, door to kitchen and porch. Wood effect laminate flooring. Exposed beams.

Kitchen: 4.12m (13'7") x 5.14m (16'11") With wall and base units and work surface. Stainless Sink/drain. Electric oven & hobs, extractor hood. Tiled splash back Tiled floor. Space for dining. Oil fired combination boiler for heating and hot water. Tiled floor. Access to loft space. Radiator. Part tiled walls. Space for undercounter fridge. Windows to the side and rear, French doors to rear garden. Doors to cloakroom/wc, living room and utility room.

WC/Cloakroom: 1.74m (5'9") x 1.62m (5'4") Door to kitchen. WC and wash basin. Extractor. Tiled floor.

Utility Room: 2.72m (9'0") x 1.63m (5'5") Door to kitchen. Plumbing for a washing machine. Power/lighting.

First Floor: Stairs down to ground floor living room. Doors to bedrooms 1, 2, 3 and bathroom. Wood flooring. Window to rear elevation.

Bedroom: 3.55m (11'8") x 3.93m (12'11") With window to fore, radiator, wood flooring. Cupboard. Wooden door to landing.

Bedroom 2: 3.15m (10'5") x 3.34m (11'0") With window to fore, radiator, wood floor. Built in wardrobes. Part wood panelled walls. Access to loft space.

Bedroom 3: 2.66m (8'9") x 1.93m (6'4") Window to rear, radiator. Door to landing.

Bathroom: 2.67m (8'10") x 1.92m (6'4") Bath with electric shower over, WC, wash hand basin, part tiled/ panelled walls, vinyl floor. Window to the rear. Radiator. Door to landing.

Externally: Enclosed rear lawned garden and storage shed housing the oil tank. Borders. Shrubs.

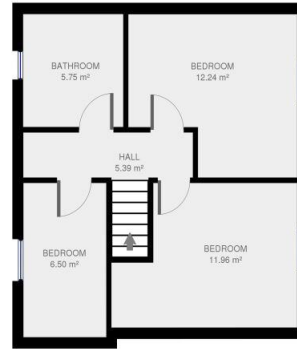
Services: Oil central heating, electricity, mains water and sewerage.

Council Tax: Band "C". Local authority Carmarthenshire County Council.

EPC: E / 49

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests

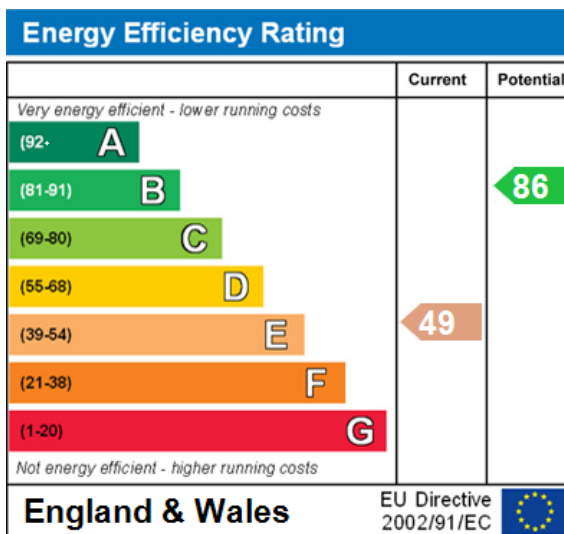
Floor Plan



Property Features

- Garden
- Oil CH
- 3 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