

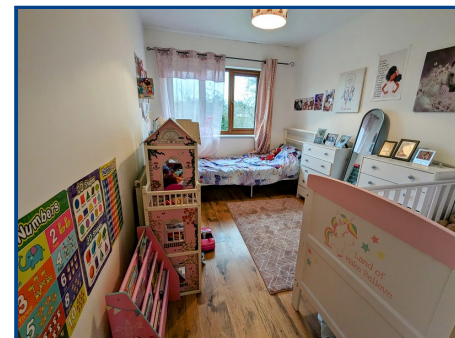


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

101 Waun Burgess Carmarthen SA31 3JW

Price **£99,950**



- Superb First Floor Apartment
- Popular Residential Suburban Area
- Ideal Investment Or First Time Buyers
- 2 Bedrooms * Lounge * Kitchen * Bathroom
- Excellent Range of Amenities at Hand
- Allocated Parking to the Rear
- Communal Grounds to the Front & Rear
- Buyer Have Option Of Taking Over Existing Tenancy
- 5 Minute Drive To Carmarthen Town Centre

General Description

**** AN IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS* -** A 2 bedroom first floor apartment situated on a well regarded residential estate within walking distance of the Trinity college and the Egin TV studios, and only minutes drive of the town centre, schooling & leisure centre. The property is currently tenanted with the buyer having an option to take over the existing tenancy. Accommodation comprises, ground floor entrance, lounge, kitchen & bathroom. Communal gardens & allocated parking to the rear.

EPC Rating: C73

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Waun Burgess Carmarthen, Carmarthenshire.

Property Description

Having a most convenient spot within the popular village of Johnstown being within easy walking distance to the Trinity college and the Egin TV studios, and only a 5 minute drive from Carmarthen town centre. A cosy 2 bedroom first floor apartment situated on a well regarded residential estate benefiting from gas central heating & double glazing. The accommodation comprises in brief, entrance area, spacious lounge, kitchen & bathroom. Communal gardens to the front & rear, allocated parking to the rear. The prospective buyers have the option to take over the existing tenancy and agreement

Entrance

Via a glazed door to the front elevation & wooden staircase rises to the first floor.

First Floor Landing

Approached via the stairwell, having laminate flooring, built in storage unit & wooden doors off to:

Lounge (14' 10" x 10' 04") or (4.52m x 3.15m)

Window to the rear elevation, laminate wood flooring & radiator.

Kitchen (8' 02" x 6' 10") or (2.49m x 2.08m)

Fitted with a matching range of wall & base units with roll top work surface over incorporating a stainless steel sink unit with drainer, integral oven & hob, tiled splash backs, wall mounted central heating boiler & window to the front elevation.

Bedroom 1 (14' 10" x 8' 03") or (4.52m x 2.51m)

Window to the rear elevation, laminate wood flooring & radiator.

Bedroom 2 (10' 10" x 8' 05") or (3.30m x 2.57m)

Dormer style window to the front elevation, laminate wood flooring & radiator.

Waun Burgess Carmarthen, Carmarthenshire.

Bathroom

Fitted with a white suite comprising low level flush toilet, pedestal wash hand basin & panelled bath, part tiled walls & cushion flooring.

External

There are communal grounds to the front & rear which are regularly maintained & kept in good order. Allocated parking can be found at the rear.

Services

Mains water, drainage, gas & electricity are connected.

Leasehold Information

We are informed by the seller that the lease term of 125 years commenced on 1st July 1993. The current annual service charge is £804.80.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

B

Directions

Exit Carmarthen along Picton Terrace, proceed down the hill to the traffic lights, turn right into Jobs Well Road, continue on this road until reaching Burgess Meadows development on the right hand side, the property is located on the main stretch with parking facilities at the rear.

