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31 Pentrefelin Street, Carmarthen, Carmarthenshire, SA31 1SB

Offers Around £174,950 ono

A conveniently set DOUBLE FRONTED EXTENDED END OF TERRACE FREEHOLD HOUSE comprising 2 LIVING ROOMS, 3 BEDROOMS (2 DOUBLES) and benefiting from MAINS GAS CENTRAL HEATING and DOUBLE GLAZING. Externally the property has an approx. 70' LONG ENCLOSED LOW MAINTENANCE PAVED COURTYARD together with OFF ROAD PARKING FOR 1 CAR. Very conveniently located within an EASY 5 MINUTE WALK OF CARMARTHEN TOWN CENTRE and its excellent range of shops and amenities. An ideal FIRST TIME BUY or investment property. EMPTY PROPERTY – NO ONWARD CHAIN.

LOCATION & DIRECTIONS

What3Words Location: ///cracks.detail.pound Conveniently set at OS Grid Ref: SN409204 in a set back position on Pentrefelin Street; a quiet residential street just an easy 5 minute walk from the centre of the historic town of Carmarthen. Being the county town, Carmarthen offers a fantastic range of amenities inc a mainline train station, regional hospital, numerous large supermarkets, a Leisure Centre, multi-screen cinema, secondary schools etc. From the town centre walk through St Catherine's Walk Precinct and past the Vue cinema onto the junction with Pentrefelin St. Turn right and the property will be seen on the right (almost directly opposite the turning into Brynhaul St) - identified by an Evans Bros "For Sale" board. Swansea is approx 40 minutes (28 miles away) while Llandeilo is approx 25 minutes (15 miles) to the east.

CONSTRUCTION

We understand the property was built in the 1940s of brick cavity walls with elevations part rendered and spar dashed and part exposed under a new pitched roof, with a more recent single storey cavity extension (again under a pitched roof) to provide the following following well maintained accommodation. FRONT ENTRANCE HALLWAY with a staircase to the first floor and door off to the

LIVING ROOM

15'7" x10'11" (4.77 x3.34)



With an electric log effect fire in a wooden surround. Smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

14'11" x 11'6" (4.56 x 3.53)



With a grey ceramic tiled floor and fitted with a good quality range of base and eye level units incorporating a single drainer stainless steel sink, a double oven, integrated dish-washer, a 4-ring gas hob, part tiled walls, an aluminium extractor fan, good sized dining area and a half glazed upvc door to the side.

DINING ROOM

10'7" x 9'6" (3.24 x 2.92)



Having feature upvc French doors to the rear garden and wooden sliding doors to the living room.

BATHROOM
10'6" x 5'6" (3.21 x 1.70)



Set up as a Wet Room with Respatex lined walls and fitted with a modern white 4 piece bathroom suite comprising a large walk-in shower cubicle, a panelled bath, WC and pedestal washbasin.

FIRST FLOOR
Small LANDING with a door off to the main bedroom.

DOUBLE BEDROOM 1
15'7" x 8'6" (4.76 x 2.61)



A full length room with windows front and rear and a smooth rendered ceiling.

DOUBLE BEDROOM 2
12'7" x 7'6" max (3.84 x 2.29 max)



With a built in wardrobe to one end housing a Worcester combi boiler for both the central heating and domestic hot water.

BEDROOM 3
8'1" x 7'9" (2.47 x 2.37)



A perfect child's room or a HOME OFFICE.

EXTERNALLY



To the front of the house, there is a good sized paved forecourt, while to the side there is a private SINGLE HARDSTANDING. To the rear, there is an approx 70' long triangular enclosed rear courtyard with block built WORKSHOP ? at the end.

SERVICES

Mains electricity, water, draiange and gas. Full mains gas central heating. Full UPVC double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

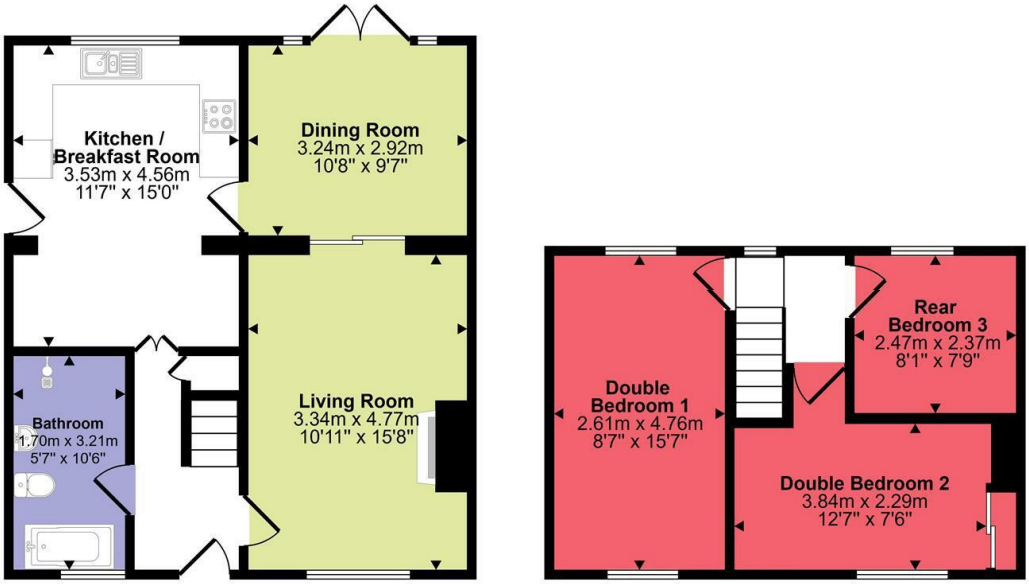
COUNCIL TAX

We understand that the property is in Band B and the Council Tax payable for the 2026 / 2027 financial Year is £1,829 which equates to approx £152 a month without discounts.

AGENTS NOTE

1. We have spoken with a local reputable Letting Agent and understand that a reasonable rent for this property would be "About £800 to £825 a month" which equates to £9,600 to £9,900 a year which in turn would show a gross return of approx 5.5% which compares very favourably with current bank / building society savings rates.

Approx Gross Internal Area
89 sq m / 955 sq ft

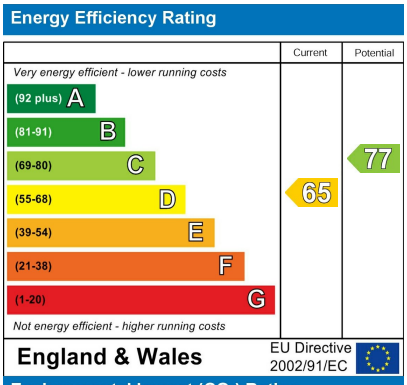


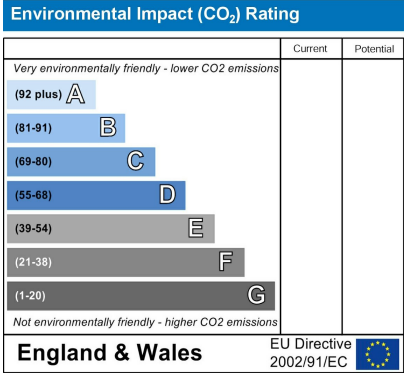
Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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