

8 Francis Terrace, Carmarthen SA31 1EY

Offers In Region of £169,950 Freehold

FOR SALE | AR WERTH



## Description

\*\*\*Investment Property\*\*\* Swift Property Services are pleased to offer 8 Francis, Carmarthen on the market for sale. The property comprises of a one bedroom ground floor apartment and two bedroom first floor apartment. Conveniently situated in Carmarthen town, within close proximity of local amenities including schools, supermarkets, transport links including bus/train stations and much more. The ground floor apartment is currently let out at £550 per calendar month (From March 2024) and the first floor apartment at £550 per calendar month (From May 2024). Combined rental income for both properties is £1100 per calendar month, providing a gross yield in the region of 7 - 8%. Both apartments are well proportioned, self contained and supplied/metered independently.. Externally there is an enclosed rear garden for the ground floor flat and small front patio to the fore. Both apartments are Council tax band "A". EPC "D - 67" (Ground Floor) & E "43" (First Floor). Both properties are heated by mains gas central heating. We are advised that EICR's and gas certificates are in place. Smoke alarms are mains and interlinked throughout the property to comply with residential letting regulations. Freehold property. To arrange a viewing please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk). Please note: The vendor is only prepared to sell to a buyer looking to retain the existing tenants



## Rooms & Descriptions

Location: Francis Terrace is centrally located in Carmarthen town. Walking distance of local amenities including shops, supermarkets, primary / secondary schools and much more.

Entrance: Access to the fore via a steps leading up to a small forecourt area with a UPVC front door opening up the communal hall. Doors to the ground floor and first floor apartments.

Ground Floor Apartment:

Entrance Hall: uPVC door to front forecourt garden. Internal doors to ground floor and first floor apartment. Carpeted floor.

Living Room: 3.10m ( 10'3") x 3.80m ( 12'6") Doors to bedroom and inner hall. uPVC double glazed window to rear. Carpeted floor. Tiled fireplace and hearth. Radiator.

Bedroom : 3.80m ( 12'6") x 4.21m ( 13'10") Door to living room. uPVC double glazed bay window to fore. Coved ceilings. Radiator.

Kitchen: 3.00m ( 9'11") x 3.30m ( 10'10") Doors to inner hall and utility room. Range of base and wall units. "Ideal Logic" combi boiler (installed in 2018). Electric cooker. Mosaic tiled flooring

Utility Room: 1.70m ( 5'7") x 2.50m ( 8'3") uPVC double glazed door to rear patio. Doors to kitchen and bathroom. uPVC double glazed window to rear. Work top with stainless taps, sink and drainer. Radiator. Mosaic tiled floor.

Bathroom: 1.30m ( 4'4") x 2.60m ( 8'7") Door to utility. uPVC double glazed window rear. Electric shower. Bath with mixer taps. Wash basin. WC. Extractor fan. Part paneled walls. Tiled flooring. Radiator.

Externally: Enclosed, tiered patio garden. Access to utility room.

First Floor Apartment:

Landing: 1.90m ( 6'3") x 5.82m ( 19'2") Split level landing with doors to bedrooms 1 & 2, living room, kitchen and shower room. Carpeted floor. Stairs down to entrance hall.

Living Room: 3.10m ( 10'3") x 3.80m ( 12'6") uPVC double glazed window to fore. Carpeted floor. Electric radiator. Door to landing.

Bedroom 1: 3.10m ( 10'3") x 3.80m ( 12'6") Door to landing. uPVC double glazed window to rear. Carpeted floor. Electric

radiator.

Bedroom 2: 1.90m ( 6'3") x 2.80m ( 9'3") Door to landing. uPVC double glazed window to fore. Carpeted floor.

Kitchen: 2.12m ( 7'0") x 3.80m ( 12'6") Door to landing. Base and wall units. Electric cooker. uPVC double glazed window to rear. Wood effect Lino flooring.

Shower Room: 0.85m ( 2'10") x 3.20m ( 10'6") Door to Landing. uPVC double glazed window to rear. Walk in shower cubicle. WC. Electric shower. Wash basin. Extractor fan. Wood effect Lino flooring.

Services: Both properties are independently supplied and metered. Both feature mains gas central heating, electricity, mains water and sewerage. High speed broadband coverage area. We are advised that an Ideal Logic gas combi boiler & uPVC windows were installed throughout the property in 2018.

Rental Terms: Ground Floor apartment. Currently let out to current tenant since May 2024 at £550 per calendar month. First floor flat let out to current tenant since March 2024 at £550 per calendar month. Combined rental income of £1100 per calendar month offering a gross yield of approximately 7-8%. We are advised that both properties comply with current rental regulations including occupation contracts, energy performance certificates, electrical / gas certificates, co detectors and mains smoke detectors.

EPC (Energy Performance Certificate): Ground Floor D - 67 Valid until February 2031. First Floor E - 43 Valid until September 2029.

Tenure: Freehold.

Council Tax: Both properties are band "A". Local Authority Carmarthenshire county council.

Construction: Stone

Further Details: <https://sprift.com/dashboard/property-report/8-francis-terrace-carmarthen-sa31-1ey/3622794>

## Floor Plan



## Property Features

- Investment property
- Town Centre
- Gas CH
- Investment property - comprising of two apartments

## EPC Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		<b>0</b>
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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