

93 Lammas Street, Carmarthen SA31 3AP

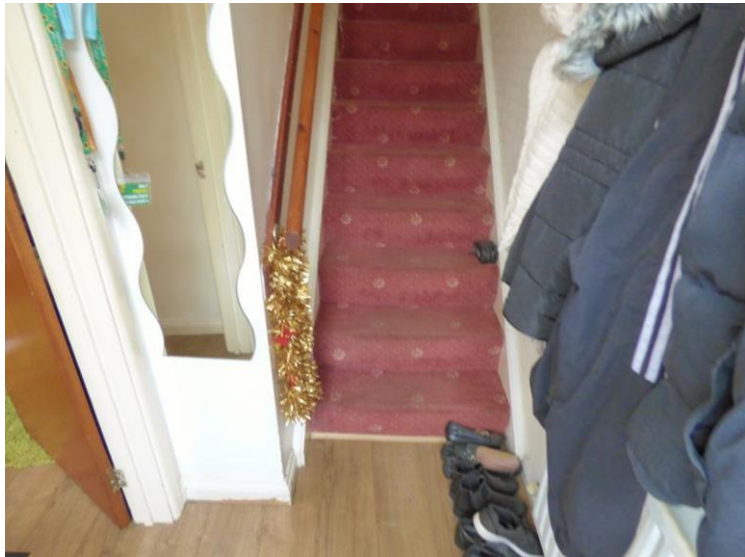
Private Treaty £95,000 Freehold

FOR SALE | AR WERTH



Description

*****INVESTMENT PROPERTY***** Swift Property Services are pleased to offer 93 Lammas Street, Carmarthen on the market for sale. We are managing the property which has been let out to the existing tenants since 2015 at a rent of £475 per calendar month, offering an attractive yield in the region of 6%. The accommodation is set over two floors, internally comprising of an entrance lobby, living room and kitchen on the ground floor. The first floor comprises of two bedrooms and a bathroom. Externally there is a south facing, rear garden with shed. Mains gas central heating with combi boiler. Double glazed through out. Council tax band "B". Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk. Please note: The vendor is only prepared to sell to a buyer looking to retain the existing tenants.



Rooms & Descriptions

Ground Floor:

Entrance Lobby: Double glazed uPVC door to fore. Opening to entrance lobby with door to living room and stairs to first floor. Radiator. Wood effect lino / vinyl flooring.

Living Room: 3.78m (12'5") x 5.12m (16'10") uPVC double glazed window to fore. Door to entrance lobby. Door to kitchen. Fireplace with surround and hearth. Wood effect Lino / Vinyl flooring.

Kitchen: 3.08m (10'2") x 3.37m (11'1") Door to living room. uPVC double glazed door to side elevation, opening to garden. uPVC double glazed window to rear. Range of base and wall units. Wood effect flooring. Plumbing for a washing machine. Space for fridge freezer and tumble drier. Wall mounted gas combination boiler. Breakfast bar. Radiator. Extractor. Part tiled walls.

First Floor:

Landing: Stairs down to ground floor entrance lobby. Doors to bedrooms 1 / 2 and bathroom. Double glazed window to rear elevation. Carpeted floor. Smoke detector.

Bedroom 1: 3.27m (10'9") x 5.16m (17'0") uPVC double glazed window to fore. Door to landing. Radiator. Carpeted floor. Alcoves.

Bedroom 2: 2.74m (9'0") x 1.91m (6'4") Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator.

Bathroom: 3.00m (9'11") x 3.47m (11'5") Door to landing. uPVC double glazed windows to rear and side elevations. Three piece suite comprising of a bath, wash basin and wc. Radiator. Carpeted floor. Tiled wall. Glass panel. Airing / storage cupboard. Extractor.

Externally: Enclosed, south facing, mainly lawned garden to rear. Shed. Rear access via lane to side.

Services: Mains gas central heating, water, electricity and sewerage. High speed broadband coverage area.

Rental Terms: Currently let out since 2015 to the existing tenants. Rent has been recently increased to £475 per calendar month. Offering an attractive yield in the region of 6%.

Tenure: Freehold.

Local Authority: Carmarthenshire County Council. Tax band "B".

EPC: TBC

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

Virtual Tour Available

Floor Plan



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Property Features

- Town Centre
- Investment property
- Garden
- Gas CH
- Close to local amenities

EPC Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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