

Arosfa, Brynhyfryd, Croesyceiliog, Carmarthen, SA32 8DS

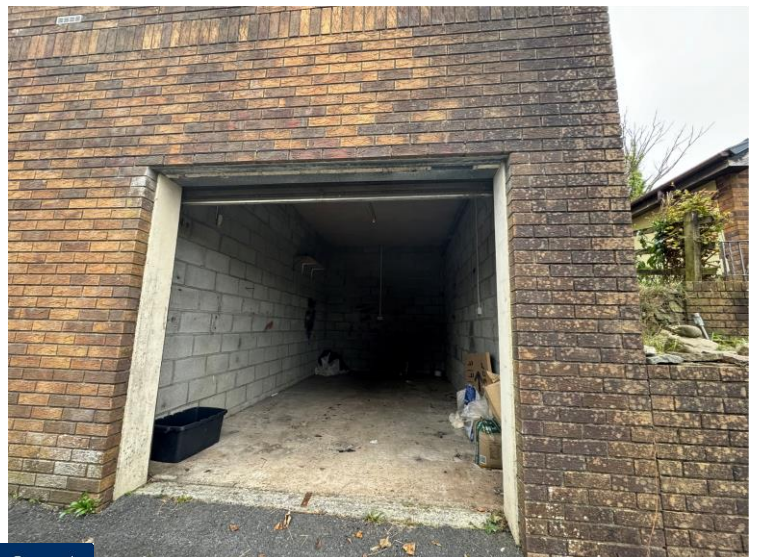
Offers Invited £225,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this spacious three bedroom, detached, split level bungalow to the market. The property is located in the popular village of Croesyceiliog, just 3 miles from Carmarthen, 1 mile from Bro Myrddin Comprehensive School and Pibwrlwyd College and a short drive from Pensarn, which is home to supermarkets, national retailers and restaurants. The property has excellent transport links to the A48, which leads into the M4 and wider road network. Internally the property is comprised of three bedrooms, large, light living room, kitchen and bathroom with a garage to the lower level. Externally, the property benefits from a rear garden and off road parking for 2 cars. EPC E - 39. Electric heating. Freehold. Chain Free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Hall: 2.70m (8'11") x 6.40m (21'0") Accessed via steps to front door opening to the entrance hall. Doors to kitchen, living room, three bedrooms, bathroom and cupboard. Carpet flooring. Painted walls. Electric heater. Mains smoke detector.

Kitchen: 3.90m (12'10") x 2.45m (8'1") Door to hallway and back door to garden. Window to side. Range of base and wall units. Integrated electric oven and hob. Stainless steel sink and drainer. Washing machine. Electric wall mounted heater. Wood effect flooring. Painted walls.

Living Room: 3.58m (11'9") x 6.53m (21'6") Spacious, light and airy room with fantastic views. two large windows to fore. Electric heater. Carpeted flooring. Painted walls. Door to hallway.

Bedroom 1: 3.41m (11'3") x 2.48m (8'2") Door to hallway. Window to the rear. Electric heater. Carpeted floors. Painted walls.

Bedroom 2: 3.42m (11'3") x 2.67m (8'10") Door to hallway. Window to the rear. Electric heater. Carpeted floors. Painted walls.

Bedroom 3: 3.16m (10'5") x 3.59m (11'10") Door to hallway. Window to the rear. Electric heater. Carpeted floors. Painted walls.

Bathroom: 2.40m (7'11") x 2.00m (6'7") Door to hallway. Three piece bathroom suite. Bath, pedestal wash basin with mixer tap, WC. Lino floor. Tiled walls. Electric heater.

Cupboard: 2.32m (7'8") x 0.75m (2'6") Two cupboards, door to hallway. Hot water cylinder.

External: Steps leading from garage to rear garden comprised of sloping lawn. Driveway providing off road parking for two vehicles. Garage with power/lighting.

Services: Electric heating, mains water and sewerage.

Tenure: Freehold

EPC: E (39) expires 29 September 2032

Construction: Brick

Certificates: EICR (Electrical certificate) Dated 04/10/2022. Interlinked, mains smoke alarm installed 31/11/23.

Council Tax: D

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

Further Details (Sprift):
<https://sprift.com/dashboard/property-report/arosfa-brynhyfryd-carmarthen-sa32-8ds/3793903>

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 Relocations 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



Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SWIFTPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Property Features

- Popular Location
- 3 Bedroom
- Close to Local Amenities
- Garage
- Detached
- Off Road Parking
- Chain Free

EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-)	A		(92-)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		73			
	39				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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