

31 Waterloo Terrace, Carmarthen SA31 1DQ

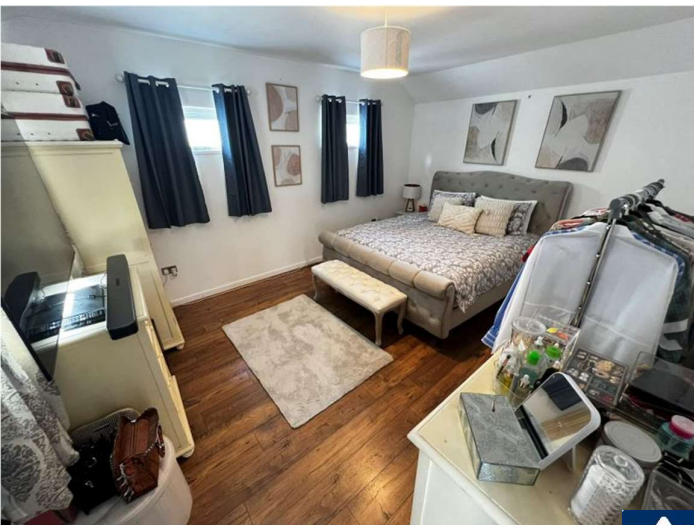
Offers In Region of £295,000 Freehold

FOR SALE | AR WERTH



Description

Viewings Recommended Swift Property Services are pleased to offer 31 Waterloo Terrace, Carmarthen on the market for sale. This deceptively spacious 5/6 bedroom end terrace property is conveniently situated on Waterloo Terrace within a level walk of Carmarthen town Centre and local amenities including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away. This well proportioned, bay fronted property has been sympathetically refurbished by the current owners offering a good balance of modern features and character with well proportioned rooms, high ceilings resulting in a light and airy feel. The property features a large ground floor extension, comprised of an entrance porch, hallway, living room, second reception room / sixth bedroom, dining room, fifth bedroom, utility/boiler room with plumbing for a washing machine, shower room and kitchen. The first floor comprises of four bedrooms (two double, two single) and a family bathroom. Externally there is a beautifully presented, enclosed low maintenance garden to the side featuring a terrace with terracotta tiled flooring and a dining / lounge area with BBQ. Residents permit parking to the side on the adjoining Barnsfield Terrace (By arrangement through Carmarthenshire County Council). Further small patio area to the fore. Mains gas central heating with "Worcester" combination boiler. Partially double glazed. Freehold. Chain Free. Council tax band "E". EPC D/61. 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

Location: Situated in a central, convenient location within a level walk of Carmarthen town Centre and local amenities including shops, cafes, restaurants, supermarkets, schools and more. Transport links including bus / train stations can be found approximately 0.5 miles away and Glangwili hospital approximately 1.5 miles away.

Entrance : Pedestrian gated entrance to the fore with steps leading up to a wooden paneled, part glazed door, opening to a vestibule hall.

Ground Floor:

Hallway: Vestibule Hall with door to the fore and internal, part glazed, wooden door to entrance hallway. Doors to living room, second reception room / bedroom 6, dining room , understairs storage and stairs to first floor split level landing. Radiator (with cover). Mosaic tiled flooring. Mains smoke detector.

Living Room: 3.48m (11'6") x 4.68m (15'5") Door to entrance hall. Bay window to fore. Wood effect flooring. Radiators in bay and alcove. Smooth / skimmed walls and ceilings.

Reception Room 2 / Bedroom 6: 3.85m (12'8") x 3.80m (12'6") Door to hall. uPVC double glazed window to side. Radiator. Wood effect flooring.

Dining Room: 3.31m (10'11") x 4.41m (14'6") Doors to hall and side porch. Opening to kitchen. Wood effect flooring. Radiator.

Kitchen: 3.55m (11'8") x 3.98m (13'1") Opening to dining room. Doors to rear lobby and utility space. Range of base and wall units. Stainless sink and drainer. Integrated electric oven and gas hob. Extractor. Tiled flooring, part tiled walls. uPVC double glazed window to side elevation. Radiator (with cover). Heat alarm.

Rear Lobby: Doors to kitchen, bathroom and bedroom 5. uPVC double glazed window to side. Radiator. Wood effect flooring. Smoke detector.

Bedroom 5: 3.82m (12'7") x 4.93m (16'3") Door to rear lobby. Window to side and rear. Wood effect flooring. Radiator.

Shower Room : 2.16m (7'2") x 2.00m (6'7") Door to rear lobby. Three piece suite comprising of a shower cubicle (with shower running off boiler), coupled WC and pedestal wash basin. Tiled walls and flooring. Chrome towel radiator. Shaver Point.

First Floor:

Split Level Landing: Stairs down to entrance hall. Doors to bedrooms 1, 2 & 3 at the front of building and bedroom 4 , family bathroom to the rear. Carpeted floor. Skylight. Access to loft space.

Bedroom 1: 3.88m (12'9") x 4.31m (14'2") Wooden paneled door to landing. Single glazed bay window to fore. Radiator. Wood effect flooring. Alcoves.

Bedroom 2: 3.62m (11'11") x 3.76m (12'5") Door to landing. Double glazed uPVC window to side elevation. Radiator. Wood effect flooring.

Bedroom 3: 2.00m (6'7") x 2.49m (8'3") Door to landing. Single glazed window to fore. Radiator. Wood effect flooring.

Bedroom 4: 3.32m (10'11") x 2.91m (9'7") Door to landing. Window to side elevation. Wood effect flooring. Radiator.

Family bathroom: 2.46m (8'1") x 1.95m (6'5") Door to landing. Four piece suite comprised of rolltop bath, shower cubicle with overhead shower, oval wash basin and coupled WC. Chrome towel radiator. Tiled walls and flooring. Frosted double glazed window. Extractor fan. Access to loft space.

Side Porch: 1.67m (5'6") x 2.02m (6'8") Door to dining room. Opaque, uPVC double glazed door to side garden. Mosaic tiled floor. Window. Radiator.

Externally : Well presented, enclosed & walled side garden enjoying a sunny, southerly aspect. Terracotta "quarry" tiled floor. Further dining / lounge lawned area with brick BBQ. External Power / lighting. Gated access to the fore and side with access to Barnsfield Terrace where residence permit parking is available. Small enclosed patio area to the fore.

Services: Mains gas central heating (Worcester combination boiler) , electricity, mains water and sewerage. High speed broadband coverage area.

Construction: Stone (main, original building)

Council Tax: Band "E". Local Authority Carmarthenshire County Council.

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

EPC: D / 61 Expiry 24/07/2034.

Tenure: Freehold

Further Details: <https://sprift.com/dashboard/property-report/31-waterloo-terrace-carmarthen-sa31-1dq/3630715>

Floor Plan



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Property Features

- Refurbished
- High Standard Throughout
- Close to local amenities
- Ideal Family Property
- 5 Bedroom
- Garden
- Gas CH
- 2 Bath
- 2 Reception

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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