

13 Pantycelyn, Llanelli SA14 9BS

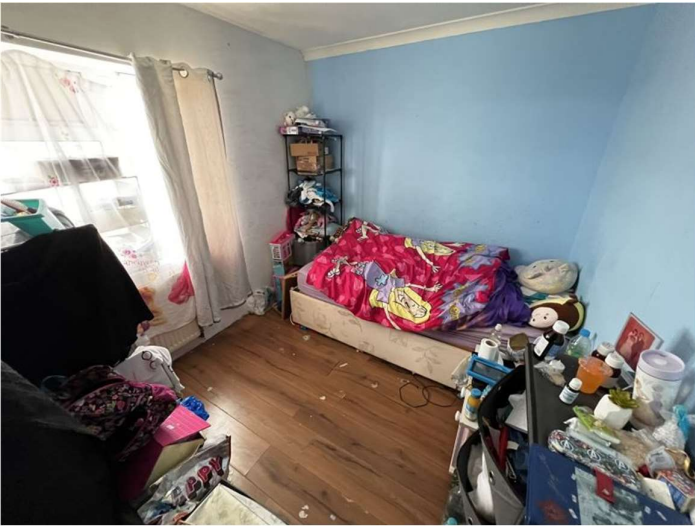
Offers In Region of £110,000 Freehold

FOR SALE | AR WERTH



Description

*** Investment Property *** Swift Property Services are pleased to offer for sale, this three bedroom, semi detached house, situated on Pantycelyn, in the town of Llanelli, Carmarthenshire. The property is tenanted, producing an income of £600pcm / £7,200 pcm. Scheduled to increase to £650pcm / £7,800pcm from 01/05/2024 which equates to a return of approximately 7%. The property is conveniently situated approximately one mile from Parc Trostre Retail Park and two miles from Llanelli town centre with its large range of amenities / services including shops, cafes, supermarkets, primary / secondary schools and transport links including bus / train stations. The accommodation is set over two floors, internally comprising of an entrance hall, living room, kitchen and dining room opening to a conservatory on the ground floor. The first floor comprises of three bedrooms and a bathroom with shower. Externally there is unrestricted on street parking and an enclosed rear garden with sheds. Mains gas central heating. Certificate for gas boiler and DEICR for electrics in date and available to view. Smoke alarms are mains and interlinked throughout the property to comply with residential letting regulations. Council tax band "B". EPC C / 69. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: The property is conveniently situated approximately one mile from Parc Trostre Retail Park and two miles from Llanelli town centre with its large range of amenities / services including shops, cafes, supermarkets, primary / secondary schools and transport links including bus / train stations.

Entrance Hall: uPVC door to fore, opening to entrance hall. Stairs to first floor landing. Doors to living room and kitchen. Understairs storage. Radiator. Wood effect flooring.

Living Room: 4.19m (13'9") x 3.63m (11'11") Door to hall. Double doors to dining room. Gas fire with mantle piece and hearth. Radiator. uPVC double glazed window to fore. Wood effect flooring. Coved ceilings.

Kitchen: 3.12m (10'3") x 2.59m (8'6") Internal part glazed doors to dining room and hall. uPVC double glazed door to garden. Range of base and wall units. Stainless steel sink and drainer. uPVC double glazed window to rear. Ceramic tiled floor. Cooker with gas hob / electric oven. Stainless extractor hood. Plumbing for a washing machine. Coved ceiling. Chrome towel radiator. Part tiled walls. Space for a fridge freezer.

Dining Room : 3.16m (10'5") x 2.59m (8'6") Doors to living room, kitchen and opening to conservatory. Wood effect flooring. Coved ceilings.

Conservatory: 3.26m (10'9") x 3.25m (10'8") Opening to dining room. uPVC double glazed windows and patio doors to garden. Wood effect flooring. Polycarbonate roof.

First Floor:

Landing: Doors to bathroom, bedrooms 1, 2 & 3. Stairs down to ground floor. uPVC double glazed window to side. Carpeted floor. Access to loft space. Mains powered smoke detector.

Bedroom 1 (Front): 3.69m (12'2") x 3.64m (12'0") Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

Bedroom 2 (Rear): 4.13m (13'7") x 2.55m (8'5") Door to landing. uPVC double glazed window to rear. Radiator. Carpeted floor.

Bedroom 3: 2.53m (8'4") x 2.74m (9'0") Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

Bathroom: 2.94m (9'8") x 1.70m (5'7") Door to landing. Walk in shower cubicle with electric shower. Bath. WC with

push button flush. Tiled floor. Paneled walls. Chrome towel radiator. Extractor.

Exterior: Enclosed rear garden comprising of patio and gravel areas with two store sheds. Side access to front where a further front garden can be found.

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

Certificates: Gas Safety Certificate dated 20/02/24, , Interlinked and mains smoke alarms installed 2023.

Construction: Brick construction.

Council Tax: Band B

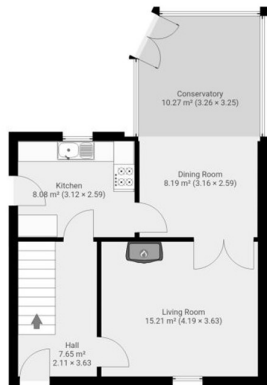
EPC : C - 69

Rental Terms: Currently let out since 2022 to the existing tenants on an occupation contract. Rent is currently £600 but is scheduled to increase to £650 per calendar month from May 2024. Offering an attractive yield in the region of 7%.

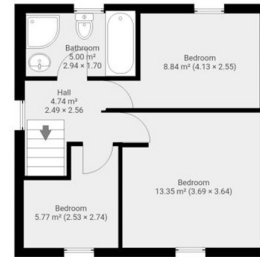
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

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. ENDORSEMENT OF ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

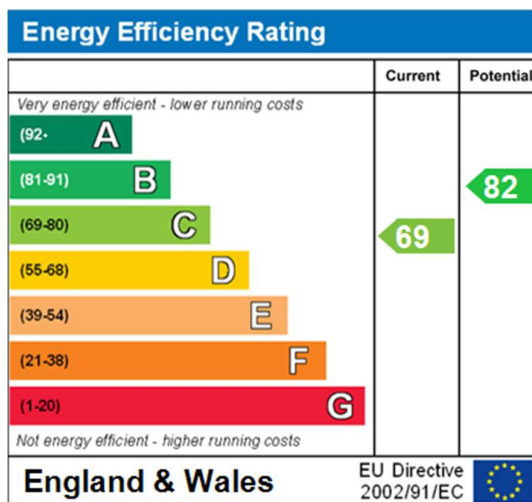


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Property Features

- Gas CH
- Semi-Detached
- On Street Parking
- Close to local amenities
- Investment property
- Conservatory
- 2 Reception
- Income Producing
- 3 Bedroom

EPC Certificate



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