



 **2**
Bedrooms

 **1**
Bathroom



We are delighted to offer for sale as vendors SOLE AGENTS this immaculately presented two bedroom terraced house located on Camarthen Green. The property has been lovingly refurbished throughout by its current owners and is a perfect starter home. The property benefits from a large spacious lounge with separated dining area leading to a modern kitchen with fully integrated appliances including electric oven, gas hob, fridge freezer, washing machine and dishwasher. On the first floor of the property there is a spacious main bedroom with fitted wardrobes, a large second bedroom and a fully tiled family bathroom. The property has a large well kept rear garden which leads to an allocated parking space at the rear of the property, it is also double glazed throughout and has gas central heating.

Lounge 4.5m x 3.6m (14' 9" x 11' 10")

Window to front, stairs to first floor landing, carpeted, access to dining area and kitchen, understairs storage cupboard

Dining Area 2m x 4.2m (6' 7" x 13' 9")

Carpeted, patio doors leading to rear garden, access to kitchen,

Kitchen 2.9m x 1.6m (9' 6" x 5' 3")

Range of base and wall units, integrated appliances, single sink and drainer, window to rear

Rear Garden 4.8m x 3.7m (15' 9" x 12' 2")

Laid lawn, patio area, wood panel fencing, gate to rear parking space

1st Flooring Landing 3m x 1m (9' 10" x 3' 3")

Access to all first floor rooms, access to loft, storage cupboard housing boiler,

Bedroom 1 3.7m x 3.1m (12' 2" x 10' 2")

Window to front, fitted wardrobes, carpeted

Bedroom 2 3.3m x 2.1m (10' 10" x 6' 11")

Window to rear, carpeted

Bathroom 3.2m x 1.4m (10' 6" x 4' 7")

Tiled floor and walls, panel bath with separate integrated shower, low flush WC, hand basin, window to rear

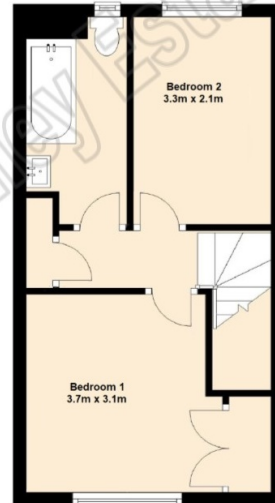
Freehold

Freehold - Please note there is a small maintenance charge payable. We have been advised by the vendor that it is in the region of £200 per year

Ground Floor
Approx. 28.1 sq. metres (302.9 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 56.5 sq. metres (608.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			95
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

