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2 bedroom flat for sale, Burges Meadows, Johnstown, Carmarthen. SA31 (89,950 GBP

Location **Wales, Dyfed**
https://www.freeadsz.co.uk/x-165954-z

An excellent opportunity to purchase a thriving investment property, currently earning the vendor around 450.00 PCM providing a 6 % return. Alternatively if you are seeking a first home, this property offers the discerning FTB convenience in a well regarded suburban area.Benefiting from gas central heating, the accommodation comprises, entrance hall rising to, kitchen, lounge, 2 bedrooms & a bathroom. Externally there are communal grounds to the front & rear together with allocated parking.EntranceVia Glazed door to the front elevation, wooden staircase rising to:1st Floor LandingLaminate flooring, built in cupboard provides useful storage and wooden doors to:Kitchen (8' 02" x 6' 10" or 2.49m x 2.08m)Fitted with a range of wall and base units with rolled top work surface over incorporating a stainless sink unit with drainer, integral oven & gas hob, part tiled walls, wall mounted central heating boiler and window to the front elevation.Lounge (14' 10" x 10' 04" or 4.52m x 3.15m)Window to the rear elevation, laminate wood flooring & radiatorBedroom 1 (14' 10" x 8' 03" or 4.52m x 2.51m)Window to the rear elevation, laminate wood flooring & radiator.Bedroom 2 (10' 10" x 8' 05" or 3.30m x 2.57m)Window to the front elevation, laminate wood flooring and radiator.BathroomFitted with a white suite comprising low level flush toilet, pedestal wash hand basin & panelled bath, part tiled walls and cushion flooring.EXTERNALLYThere are communal grounds to the front and rear elevations which are regally maintained and kept in good order, allocated parking can be found at the rear of the property.ServicesWe are advised that mains gas, electricity, water & drainage are connected, however potential purchasers must gain verificationTenureWe are advised the property is leasehold with approximately 98 yrs remainingDirectionsExit Carmarthen along PIcton Terrace, at the bottom of the hill turn right on to Jobs Well Road, Proceed on this road untill reachng Waun Burgess on your right hand side, the property is located on th main stretch with parking facilities located at the.

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