

Sales & Lettings of
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Properties

GERALD R.
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Est. 1998

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- **WELL PRESENTED SEMI-DETACHED HOUSE.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **FITTED KITCHEN/BREAKFAST ROOM.**
- **GARAGE. FRONT AND REAR GARDENS.**
- **MODERNISED AND IMPROVED SINCE 2017.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **PRIVATE CAR PARKING FOR 2 AT REAR.**
- **RELATIVELY SHORT EASY WALKING DISTANCE OF 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**

No 39 Fountain Hall Terrace
Carmarthen
SA31 1RN

£179,950 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



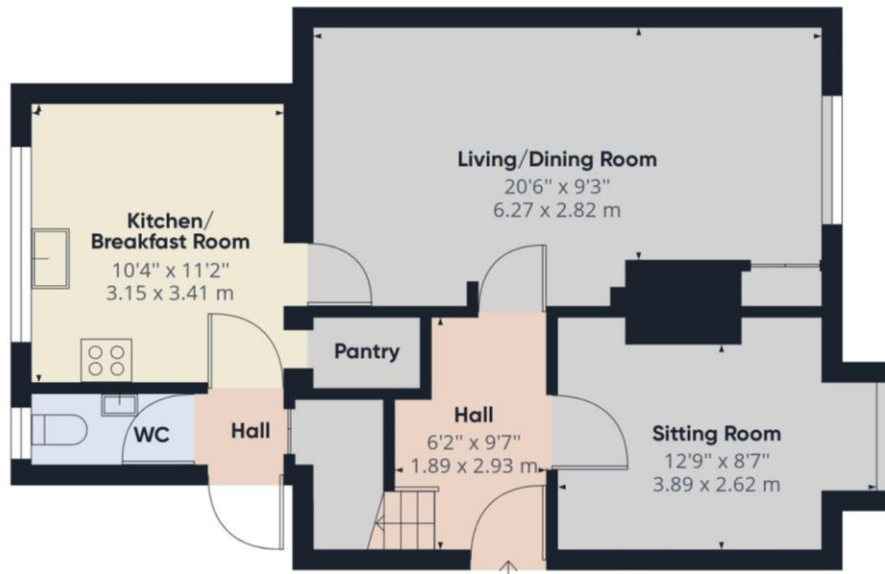
A most conveniently situated well presented traditionally built (1930's) **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having an attractive part brick facade that has been substantially modernised and improved since 2017 and which was originally built by the Local Authority situated set back off and above 'Fountain Hall Terrace' within a **relatively easy walking distance** of the multi-storey car park, 'St. Catherine's Walk' shopping precinct, Carmarthen Fire Station and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

NO FORWARD CHAIN. **GAS CENTRAL HEATING** with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. **7' 11" (2.41m) CEILING HEIGHTS.**

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. **PLASTIC FASCIA AND SOFFIT.**

SMOOTH SKIMMED CEILINGS. **THE FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1

SIDE CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed door to

RECEPTION HALL 9' 9" x 6' 3" (2.97m x 1.90m) overall with boarded effect laminate flooring. Radiator. Smoke alarm. C/h thermostat control. Staircase to first floor. 1 Power point.

SITTING ROOM 10' 8" x 10' (3.25m x 3.05m) plus PVCu double glazed bay window. Boarded effect laminate flooring. TV point. 6 Power points. Radiator. Picture rail.

LIVING/DINING ROOM 20' 8" x 11' 2" (6.29m x 3.40m) overall slightly 'L' shaped with boarded effect laminate flooring. 2 Radiators. PVCu double glazed window to fore. TV and telephone points. 8 Power points. Fitted floor to ceiling part glazed cupboard to one side of former fireplace.

FITTED KITCHEN/BREAKFAST ROOM 11' 1" x 10' 3" (3.38m x 3.12m) with ceramic tiled floor. Radiator. Smoke alarm. Plumbing for washing machine. 9 Power points plus fused point. PVCu double glazed window overlooking the rear garden. Recessed downlighting. Access to loft space. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob and canopied cooker hood.

WALK-IN PANTRY OFF 4' 3" (1.29m) in depth with ceramic tiled floor. Fully tiled walls. Fitted shelving.

REAR HALL with cloak hooks. Ceramic tiled floor. Panelled/glazed door to the rear garden. Former fuel store off.

SEPARATE WC with ceramic tiled floor. Part tiled walls. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Extractor fan.

FIRST FLOOR - 8' (2.4) Ceiling heights

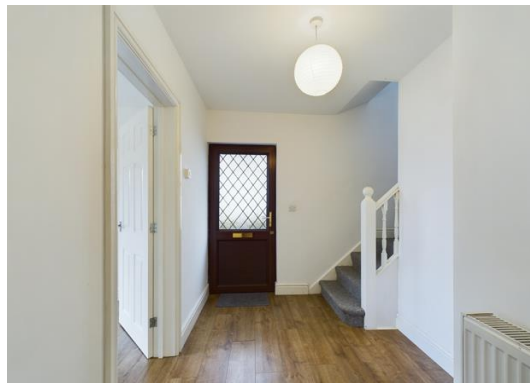
LANDING with **passive air intake ventilation unit**. PVCu opaque double glazed window. Smoke alarm. Access to loft space. 2 Power points.

BATHROOM 6' 10" x 6' 5" (2.08m x 1.95m) overall with extractor fan. Radiator. PVCu opaque double glazed window. Fully tiled walls. Ceramic tiled floor. Fitted shelving. Fitted cupboard housing the wall mounted 'Worcester' gas fired central heating boiler. Recessed downlighting. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with electric shower over and shower screen.

FRONT BEDROOM 1 10' 3" x 9' 10" (3.12m x 2.99m) overall with radiator. PVCu double glazed window. 4 Power points. Fitted cupboard/wardrobe.

FRONT BEDROOM 2 13' 3" x 10' 11" (4.04m x 3.32m) with radiator. PVCu double glazed window. TV point. 6 Power points.

REAR BEDROOM 3 11' 2" x 6' 11" (3.40m x 2.11m) with radiator. PVCu double glazed window. Fitted wardrobe with sliding mirrored doors. 4 Power points.

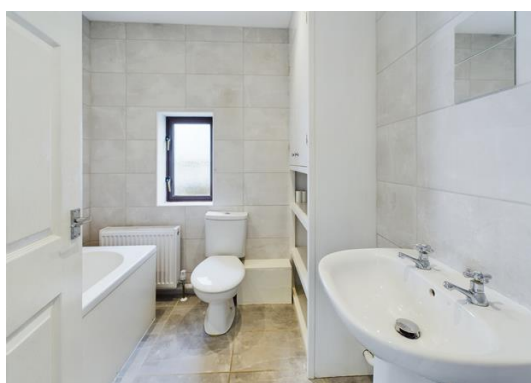
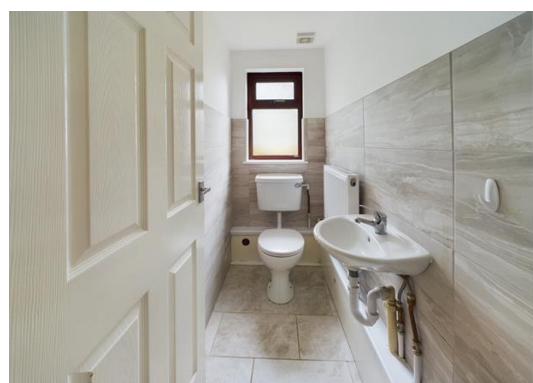


EXTERNALLY

Railed lawned front garden with ornamental shrubs. Side gated courtyard. Rear lawned garden and concreted patio area.

Pedestrian gate to the hardcored parking space for up to 2 vehicles approached from 'Ferrar Street'.

C.I. GARAGE 18' x 8' 6" (5.48m x 2.59m) with double doors. The garage is approached from 'Ferrar Street' at the rear.







DIRECTIONS: - The property is located **set slightly back off and above 'Fountain Hall Terrace'** which is located at the end of 'Water Street' **just after** 'The New Dairies Club' and turnings for 'Glannant Road' and 'Pentrefelin Street' with **No 39** being located on the **right hand side opposite** 'Parc yr Afon' adjacent to the **pedestrian walkway that leads to 'Ferrar Street.'** **ALTERNATIVELY**, the property can be approached from **'Pentrefelin Street'** by turning into **'Ferrar Street'** and by travelling to **the head of this cul-de-sac** and the **parking area will be found directly in front of you** to the **left** of the C.I. Garage and pedestrian walkway.

ENERGY EFFICIENCY RATING: - D (68)

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8205-3345-8329-1907-1913.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND C 2023/24 = £1,726.26p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended – 08.03.2024

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

05.09.2023 - REF: 6661