

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- WELL PRESENTED MID-TERRACED TOWN HOUSE.
- 3 BEDROOMS. STUDY.
- PVCu DOUBLE GLAZED WINDOWS.
- REAR COURTYARD WITH SUNNY ASPECT AND ACCESS TO REAR SERVICE LANE.
- MANY CHARACTER FEATURES.
- LIVING/DINING ROOM. GAS C/H.
- GARAGE AT REAR. CLOSE TO TOWN CENTRE.
- WALKING DISTANCE 'UWTSO', 'S4C' AND 'PARC DEWI SANT'.

No 48 Parcmaen Street
Carmarthen
SA31 3DR

£159,950 OIRO
FREEHOLD

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

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The Property
Ombudsman

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 **3 BEDROOMED MID-TERRACED TOWN HOUSE** of charm and character that has the benefit of **a garage at rear and access to the rear service lane** being located in a sought after area within **walking distance** of 'Carmarthen Park', 'Tesco's' Superstore, 'St. Catherine's Walk Shopping Precinct', 'UWTSD', 'Parc Dewi Sant' and 'Canolfan SAC yr Egin' together with the readily available facilities and services at the centre of the County and Market town of Carmarthen.

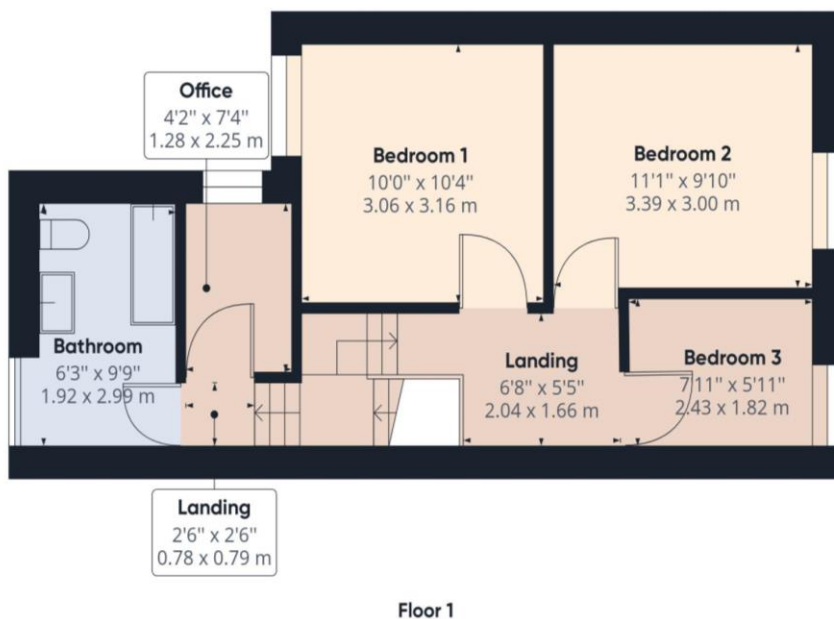
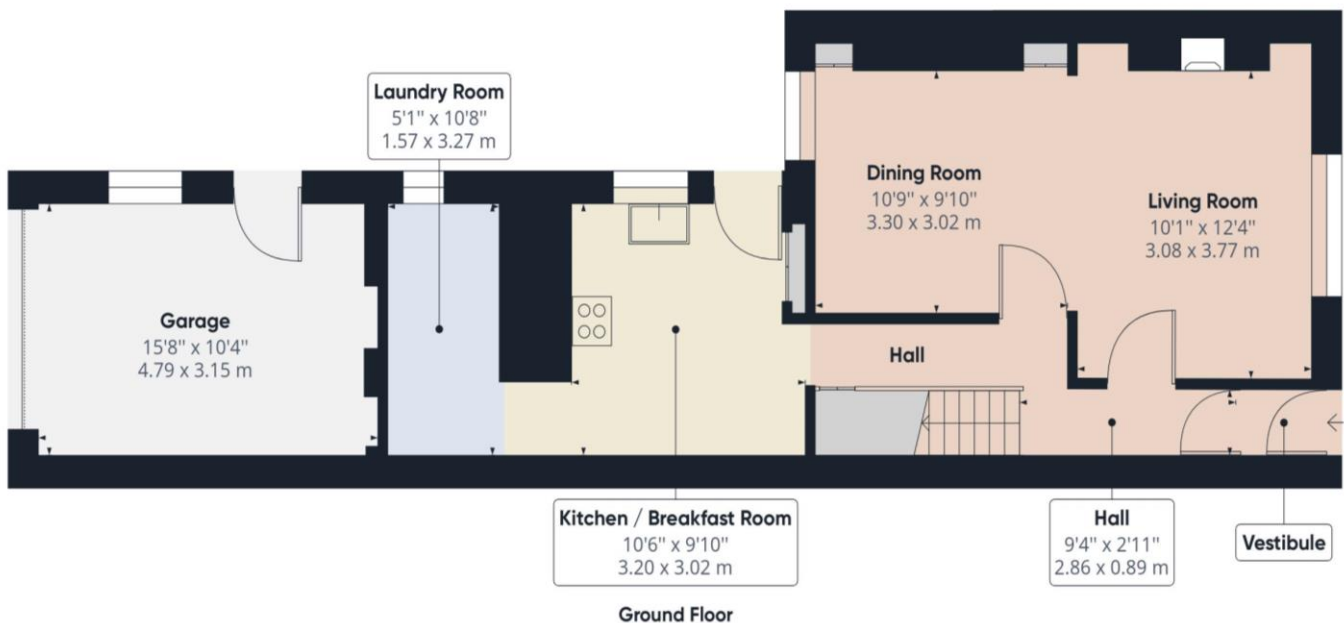
GAS CENTRAL HEATING (NEW BOILER 2020) with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. PINE PANELLED INTERNAL DOORS.

MANY CHARACTER FEATURES INCLUDING ORIGINAL PINE PANELLED INTERNAL DOORS etc.

8' 11" (2.72m) CEILING HEIGHTS TO THE GROUND FLOOR.

THE FITTED CARPETS ARE INCLUDED.



VESTIBULE HALL with dado rail. PVCu part opaque double glazed entrance door. Water stop tap. Opaque glazed/panelled door to

RECEPTION HALL with C/h thermostat control. Radiator. Boarded effect laminate flooring. Staircase to first floor. 2 Power points. Understairs storage cupboard off.

LIVING ROOM 12' 7" x 10' 1" (3.83m x 3.07m) with picture rail. Boarded effect laminate flooring. Radiator. TV and telephone points. PVCu double glazed picture window to fore. 4 Power points. Feature open tiled fireplace with shelved alcoves to either side with fitted pine fronted cupboards. **9' 7" (2.92m) wide opening to**

DINING ROOM 11' x 10' (3.35m x 3.05m) with boarded effect laminate flooring. Picture rail. Radiator. 4 Power points. PVCu double glazed window overlooking the rear Courtyard. Fitted glazed/panelled pine fronted cupboards to either side of former fireplace. Door to the Hall.

FITTED KITCHEN/BREAKFAST ROOM 10' 8" x 9' 11" (3.25m x 3.02m) with ceramic tiled floor. PVCu double glazed window. 5 Power points. Feature downlighting. PVCu part opaque double glazed door to outside. Part tiled walls. Telephone point. Radiator. Built-in floor to ceiling cupboard with two pine panelled doors. Range of fitted base and eye level kitchen units incorporating a gas hob, oven, canopied cooker hood, breakfast bar, 1½ bowl sink unit and glazed display unit. **3' 5" (1.04m) wide opening to**

UTILITY ROOM 10' 9" x 5' 2" (3.27m x 1.57m) with ceramic tiled floor. Radiator. Double glazed 'Velux' window. Plumbing for washing machine. Range of base and eye level kitchen units. Wall mounted 'Worcester' gas fired central heating boiler (2020). Double glazed window. Part tiled walls. 6 Power points plus fused points.

FIRST FLOOR - 8' 3" and 9' 1" (2.51m) and (2.77m) ceiling heights.

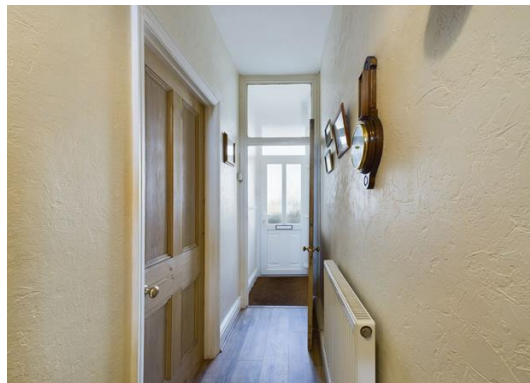
HALF LANDING

REAR LANDING

STUDY 7' 6" x 4' 4" (2.28m x 1.32m) with single glazed sash window. Telephone point. Radiator. 2 Power points.

BATHROOM 9' 11" x 6' 3" (3.02m x 1.90m) with boarded effect vinyl floor covering. PVCu opaque double glazed window. Recessed downlighting. Extractor fan. Part tiled walls. Wall light with shaver point. Radiator. Fitted wall mirror. 3 Piece suite in white comprising wash hand basin and WC to fitted bathroom furniture and enamelled bath with shower attachment and shower screen. Telephone point.

MAIN LANDING with access to loft space. Radiator. 2 Power points.



REAR BEDROOM 1 10' 6" x 10' 1" (3.20m x 3.07m) with radiator. PVCu double glazed window. Picture rail. 4 Power points.

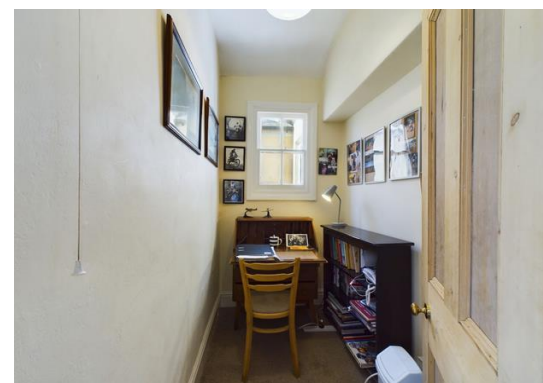
FRONT BEDROOM 2 11' 2" x 10' 6" (3.40m x 3.20m) overall with radiator. PVCu double glazed window. 4 Power points. Picture rail. TV point.

FRONT BEDROOM 3 7' 11" x 6' (2.41m x 1.83m) presently utilised as a dressing room. Radiator. PVCu double glazed window. 2 Power points. Telephone point.

EXTERNALLY

On street 'Permit' parking available to fore. Rear walled concreted Courtyard enjoying a southerly south-westerly aspect that gives **pedestrian access to the rear 'Service' lane**. OUTSIDE LIGHT and WATER TAP.

GARAGE 15' 9" x 10' 4" (4.80m x 3.15m) with pair of folding double doors to the rear 'service lane'. Brick built. Electricity connected. Personal door. Concreted floor.





DIRECTIONS: - 'Parcmaen Street' **connects** 'St. Catherine Street' with 'Glannant Road'/'College Road' and **No 48** will be found **two thirds of the way up** on the **left hand side**.

ENERGY EFFICIENCY RATING: - E (52).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7408-6032-7286-4256-7994.

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

COUNCIL TAX: – BAND C 2024/25 = £1,853.70p. *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 – 17.07.23, 08.11.23, 15.03.24 and 16.04.24

VIEWING

24.05.2023 - REF: 6582

Strictly by appointment with Gerald R Vaughan Estate Agents