

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE MIDDLE LINKED HOUSE.
- NO FORWARD CHAIN.
- 3 BEDROOMS. 3 LIVING ROOMS.
- SET BACK OFF THE ROAD.
- CLOSE TO 'UWTS'D', 'S4C' AND 'PARC DEWI SANT'.
- SUNNY SOUTH FACING REAR TERRACED GARDEN THAT EXTENDS FOR AN OVERALL DEPTH OF 60ft (18.29m).
- WALKING DISTANCE LOCAL SHOPS AND JOHNSTOWN.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

No 40 Maple Crescent
Carmarthen
SA31 3PS

£159,950 OIRO
FREEHOLD

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

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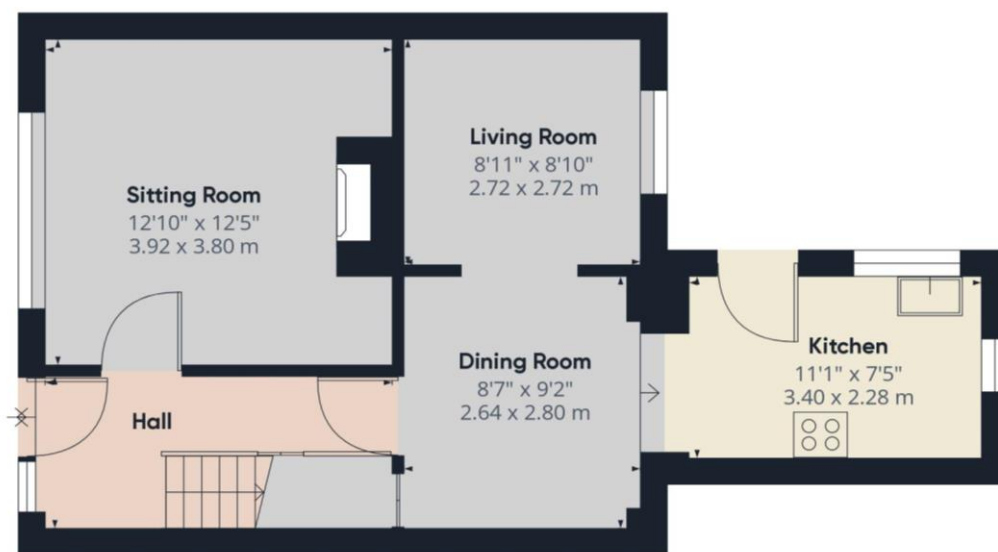
The Property
Ombudsman

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.

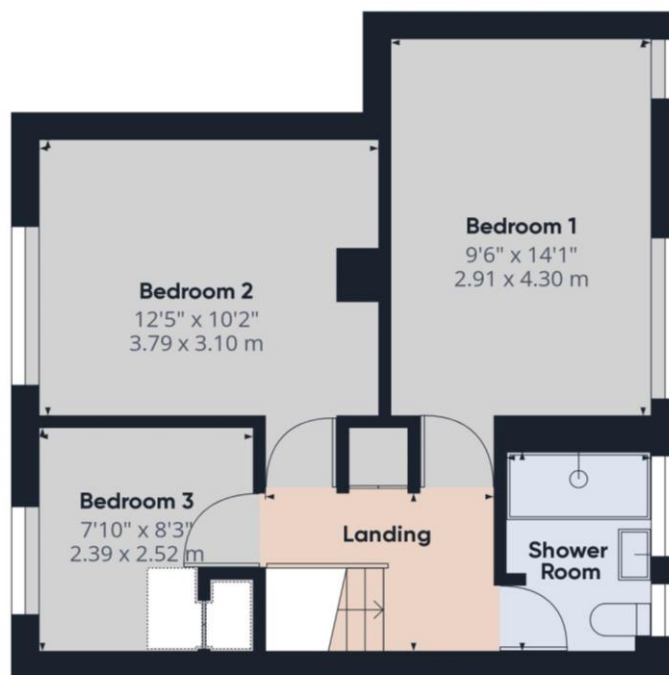
An attractive most conveniently situated **3 BEDROOMED/3 RECEPTION ROOMED MIDDLE LINKED HOUSE** (1 of 4) situated set slightly back off the road on an established residential estate of similar type former Local Authority built dwellings most of which are now privately owned benefitting from a sunny southerly aspect at the rear being located within **walking distance** of the local shop and 'Co-op' convenience/food store on 'Ash Grove', is within **walking distance** of 'UWTSD', 'Canolfan yr Egin S4C', 'Parc Dewi Sant' and the centre of Johnstown which also offers a food store/Sub Post Office and is within **walking distance** of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A48 trunk roads.

NO FORWARD CHAIN. GAS C/H. PVCu DOUBLE and SINGLE GLAZED WINDOWS.

VIEWS TO FORE TOWARDS 'UWTSD'. PLASTIC FASCIAS. TEXTURED CEILINGS.



Ground Floor



Floor 1

RECESSED ENTRANCE PORCH with PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 12' 11" x 6' 1" (3.93m x 1.85m) overall with laminate flooring. Telephone point. Staircase to first floor. C/h thermostat control. Radiator. Understairs storage cupboard. 2 Power points. Glazed doors to the Dining room and

SITTING ROOM 12' 11" x 12' 7" (3.93m x 3.83m) with laminate flooring. Radiator. PVCu double glazed picture window with a **view** towards 'UWTSD'. TV and Telephone points. 4 Power points. Feature fireplace.

DINING ROOM 9' 2" x 8' 7" (2.79m x 2.61m) with laminate flooring. Radiator. Cupboard with water stop tap. 6 Power points. Walk-in downstairs storage cupboard off. 5' (1.52m) Wide archway to the Kitchen. 4' 2" (1.27m) Wide archway to

LIVING ROOM 9' x 8' 10" (2.74m x 2.69m) with laminate flooring. Radiator. PVCu single glazed window overlooking the rear patio. Telephone point. 4 Power points.

KITCHEN 11' 2" x 7' 5" (3.40m x 2.26m) with ceramic tiled floor. Double aspect. 2 PVCu windows - 1 double glazed. PVCu part opaque double glazed door to outside. Fully tiled walls. 8 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit and cooker hood. Gas cooker point.

FIRST FLOOR

LANDING with access to loft space. The ceiling has recently been renewed.

BUILT-IN BOILER CUPBOARD OFF housing the 'Baxi' gas fired central heating boiler. Louvre door.

REAR BEDROOM 1 14' 3" ext. to 16' 5" x 9' 6' (4.34m ext. to 5m x 2.90m) with 6 power points. Radiator. 2 PVCu double glazed windows overlooking the rear garden.

FRONT BEDROOM 2 12' 6" x 10' 2" (3.81m x 3.10m) ext. to 12' 7" (3.84m) overall with radiator. PVCu double glazed window with a **view** towards 'UWTSD'. 6 Power points. Fitted open fronted wardrobes/cupboards.

FRONT BEDROOM 3 8' 5" x 7' 10" (2.56m x 2.39m) overall 'L' shaped with radiator. PVCu double glazed window with a **view** towards 'UWTSD'. 1 Power point. Fitted wardrobe/cupboard off over the stairwell.

EXTERNALLY

Unrestricted 'on street' parking available to fore. Walled/paved/gated front garden. Side shared passageway that leads to the rear garden. Terraced rear paved garden that extends for a **depth of approximately 60 ft (18.29m) overall**. **OUTSIDE WATER TAP.**







DIRECTIONS: - From **Carmarthen town centre** travel up '**Picton Terrace**' and **turn right** opposite the '**Barracks**' into 'Picton Place'. **Turn left** by the recreational/community area into '**Penbryn Avenue**' and travel **straight across the 'off set' crossroads** into '**Beech Road**' and **turn first left** into '**Maple Crescent**'. Travel a little way down 'Maple Crescent' and the property will be found on the **left hand side** towards the corner being **set back off the road** and **before** a small cul-de-sac on the left.

ENERGY EFFICIENCY RATING: - D (57).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0115-2864-7833-9194-8985.

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

COUNCIL TAX: - BAND B 2023/24 = £1,510.47p. **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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.02.2024 - REF: 6751