

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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- **SUBSTANTIAL DOUBLE STOREY SEMI-DETACHED PREMISES PRESENTLY IN 2 SELF-CONTAINED FLATS.**
- **NO FORWARD CHAIN. EXCELLENT INVESTMENT OPPORTUNITY.**
- **L.P. GAS AND ELECTRIC HEATING.**
- **REAR LAWNED GARDEN. DETACHED GARAGE.**
- **FIRST TIME ON THE MARKET SINCE 1970.**
- **2 No. 2 BEDROOMED FLATS.**
- **AMPLE PRIVATE CAR PARKING.**
- **VIEWS FROM THE PROPERTY OVER THE TOWY ESTUARY TOWARDS FERRYSIDE, CARMARTHEN BAY AND OF LLANSTEFFAN CASTLE.**

**Waters Edge,
The Green, Llansteffan,
Carmarthen SA33 5LW**

£465,000 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 double fronted **SEMI-DETACHED PREMISES** set slightly back off and above 'The Green' with **side entrance drive providing ample private car parking and a rear garden** that has pedestrian access to the rear 'service lane', that was **re-built in 1970 with the aid of a Local Authority improvement grant that now comprises a 2 DOUBLE BEDROOMED GROUND FLOOR FLAT** with at **FIRST FLOOR LEVEL** and approached via an **external staircase a 2 BEDROOMED FLAT** but with certain adaptations could be converted into a single dwelling if so desired and **subject to the necessary planning consents being obtained**, situated in a **sought after area overlooking the foreshore at Llansteffan enjoying far reaching views** over the Towy estuary towards Ferryside and out over Carmarthen Bay towards the Gower in the distance on a clear day being located within **walking distance** of the range of local amenities including Primary School, Public Houses etc at the centre of the ancient estuarial village of Llansteffan that is renowned for its Castle and which in turn is located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

Applicants may be interested to note that the property originally comprised two cottages known as 'Pleasant View' and 'Trevaughan' that were rebuilt circa. 1970 with the aid of a Local Authority improvement grant by the vendors to provide 2 Self Contained flats.

GROUND FLOOR FLAT having the benefit of: -

L.P. GAS C/H with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS.

8' (2.44m) CEILING HEIGHTS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

THE FITTED CARPETS ARE INCLUDED.

The accommodation comprises: -

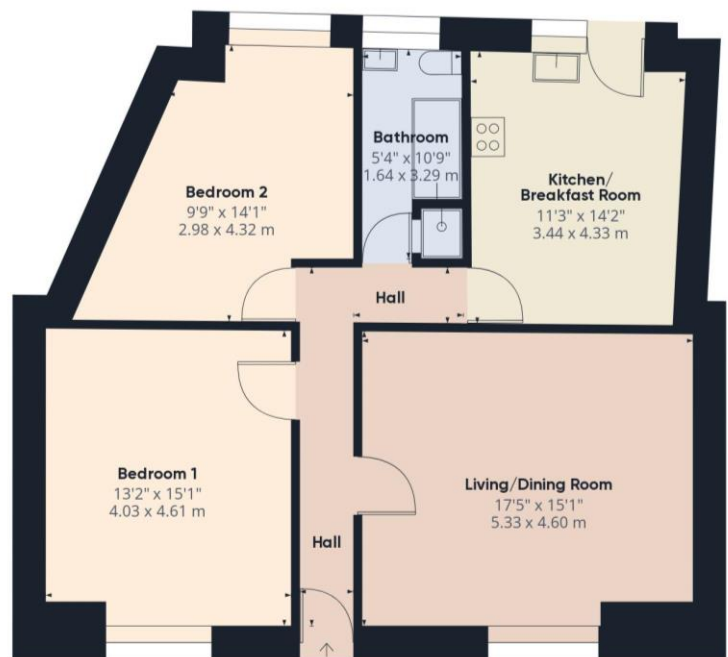
RECEPTION HALL 15' 2" (4.62m) in depth with radiator. Electric meter cupboard. 1 Power point.

LIVING/DINING ROOM 17' 7" x 14' (5.36m x 4.26m) with 2 radiators. Feature fireplace with display shelving to either side. 5 Power points. PVCu double glazed window with a **view** over the River Towy towards Ferryside and out over the estuary towards Carmarthen Bay.

FRONT BEDROOM 1 15' 2" x 13' 2" (4.62m x 4.01m) with 2 radiators. 3 Power points. PVCu double glazed window with a **view** over the River Towy towards Ferryside and out over the Towy estuary towards Carmarthen Bay.

INNER HALL with 2 power points. Telephone point. Cloak hooks.

REAR BEDROOM 2 14' 3" x 12' 11" (4.34m x 3.93m) av. Overall with PVCu double glazed window overlooking the rear garden. 2 Radiators.



Ground Floor



First 1

BATHROOM 10' 11" x 5' 5" (3.32m x 1.65m) overall with tile effect vinyl floor covering. Radiator. PVCu opaque double glazed window. Wall mounted electric heater. 3 Piece suite in white comprising pedestal wash hand basin, WC and enamelled bath. Tiled splashbacks. Tiled shower enclosure with plumbed-in shower over curtain and rail.

FITTED KITCHEN/BREAKFAST ROOM 14' 3" x 10' 10" (4.34m x 3.30m) with tile effect vinyl floor covering. Radiator. Part tiled walls. PVCu double glazed window overlooking the rear garden. Part opaque double glazed door to rear. 8 Power points. TV point. Mains smoke alarm. Range of fitted base and eye level kitchen units incorporating an electric oven, hob, cooker hood and sink unit. Wall mounted 'Worcester' L.P. gas fired central heating boiler.

FIRST FLOOR FLAT

Approached via an **EXTERNAL STAIRCASE** having the benefit of: -

ELECTRIC HEATING.

PVCu DOUBLE GLAZED WINDOWS.

8' 7" (2.62m) CEILING HEIGHTS.

VIEWS OVER LLANSTEFFAN BEACH AND THE RIVER TOWY TOWARDS FERRYSIDE AND OUT OVER THE TOWY ESTUARY TOWARDS CARMARTHEN BAY.

VIEWS TO REAR.

THE FITTED CARPETS ARE INCLUDED.

The accommodation comprises: -

RECEPTION HALL 21' 5" (6.52m) in depth with PVCu opaque double glazed entrance door. Cloak hooks. Access to loft space. Smoke alarm. 1 Power point.

FRONT BEDROOM 1 15' 2" x 13' 3" (4.62m x 4.04m) overall with PVCu double glazed window enjoying **views** over the River Towy and Towy estuary towards Ferryside and out over Carmarthen Bay towards the Gower in the distance on a clear day. 'Creda' wall mounted electric heater. 3 Power points.

LIVING/DINING ROOM 21' x 15' 1" (6.40m x 4.59m) overall with 2 PVCu double glazed windows enjoying **views** over the River Towy and Towy estuary towards Ferryside and out over Carmarthen Bay towards the Gower in the distance on a clear day. 2 'Creda' wall mounted electric heaters. 3 Power points. TV point. Smoke alarm.

REAR BEDROOM 2 11' 6" x 10' 11" (3.50m x 3.32m) av. with wall mounted 'Creda' electric panel heater. Telephone point. 2 Power points. PVCu double glazed window with a **view** over Llansteffan.



BATHROOM with part tiled walls. Extractor fan. PVCu opaque double glazed window. Wall mounted electric convector heater with towel rail. 3 Piece suite in white comprising pedestal wash hand basin, WC and enamelled bath with electric shower over and shower screen.

FITTED AIRING/LINEN CUPBOARD 10' 10" x 5' 10" (3.30m x 1.78m) with slatted shelving. Lagged hot water cylinder. Immersion heater with timer control.

FITTED KITCHEN/BREAKFAST ROOM 14' 3" x 10' 9" (4.34m x 3.27m) with tile effect vinyl floor covering. 'Creda' wall mounted electric heater. 9 Power points. PVCu double glazed picture window with a view over the rear garden and Llansteffan. Range of fitted base and eye level kitchen units incorporating a sink unit. S/S splashback.

EXTERNALLY

Walled/gated decoratively stoned front garden with herbaceous borders. Side double gated entrance drive that leads past the property to the garage at rear that provides ample private car parking and where there is pedestrian access to the rear 'Service Lane'. Rear walled paved sun terrace off the rear entrance to the Ground Floor Flat that leads to a lawned garden. **The rear garden extending to an overall depth of approximately 100ft. (30.48m). From the rear garden views are enjoyed of Llansteffan Castle.**

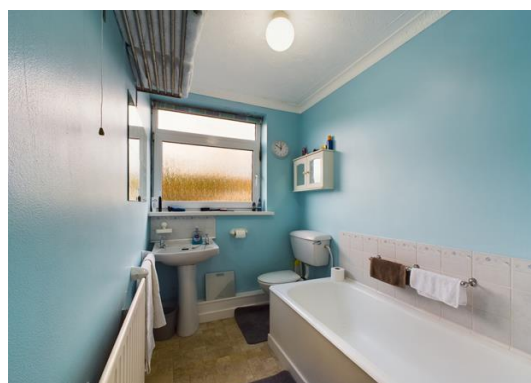
NOTE

Applicants should note that the property could be adapted to form one residential dwelling unit subject to the necessary consents being obtained.

OUTSIDE UTILITY ROOM 10' 8" x 5' (3.25m x 1.52m) with double drainer sink unit. Single glazed window. Plumbing for washing machine. 3 Power points. PVCu entrance door.

GREENHOUSE

DETACHED DOUBLE GARAGE 20' 5" x 19' (6.22m x 5.79m) Concrete block built with up-and-over garage door.









DIRECTIONS: - The property is located **two thirds of the way down 'The Green' just before** the beach car park.

ENERGY EFFICIENCY RATING: - **GROUND FLOOR FLAT:** - E (50).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9732-2802-7425-9504-2861.

ENERGY EFFICIENCY RATING: - **FIRST FLOOR FLAT:** - E (49).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9039-2802-7425-9504-7855.

SERVICES: - Mains electricity, water and drainage. **One water supply serving both flats.** Telephone subject to B.T. Regs.

COUNCIL TAX: - **GROUND FLOOR FLAT:** - BAND B. 2024/25 £1,532.50p.

FIRST FLOOR FLAT: - BAND B. 2024/25 £1,532.50p. *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

16.03.2024 - REF: 6773