

Sales & Lettings of
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Properties

GERALD R.
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• ESTATE AGENTS •

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- **PERIOD DOUBLE FRONTED END OF TERRACED TOWN HOUSE.**
- **4 BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS. 2 KITCHENS.**
- **SUB-DIVIDED INTO TWO FLATS (owner and elderly relative).**
- **FIRST TIME ON THE MARKET SINCE 1976.**
- **NO FORWARD CHAIN. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **REAR WALLED GARDEN. GARAGE/WORKSHOP.**
- **CLOSE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**

No 4 Waterloo Terrace
Carmarthen
SA31 1DQ

£225,000 OIRO
FREEHOLD

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The Property
Ombudsman

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A most conveniently situated Period **DOUBLE FRONTED END OF TERRACE TOWN HOUSE** that was originally a farmhouse and built as a **4 BEDROOMED dwelling** but which was **sub-divided in the 1980's** to accommodate an elderly relative and which now provides **2 BEDROOMED ACCOMMODATION to the Ground and First Floors** but which would **easily revert to single accommodation** if so desired as the utilities have not been split, situated set slightly back off and above the road being located within a **short level walk of 'St. Catherine's Walk' shopping precinct** and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within **walking distance** of 'Glangwili' General Hospital.

FIRST TIME ON THE OPEN MARKET SINCE 1976. NO FORWARD CHAIN.

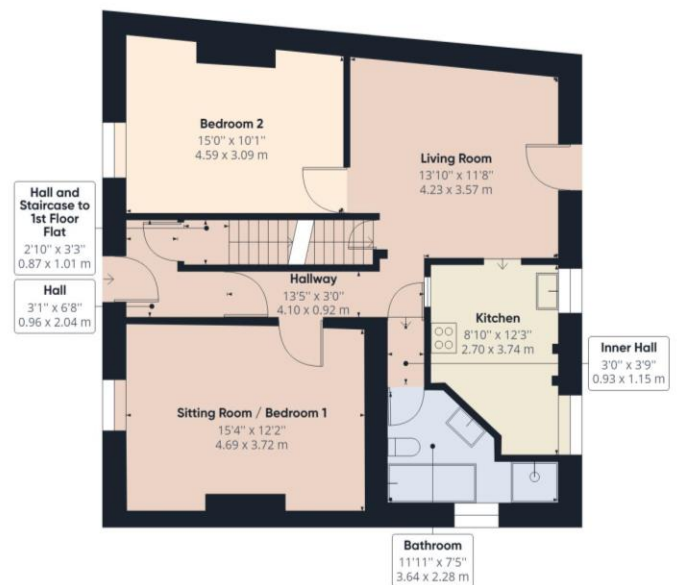
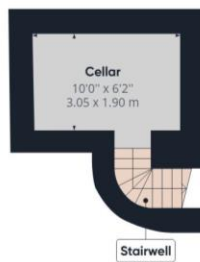
SUB-DIVIDED INTO TWO FLATS TO ACCOMMODATE AN ELDERLY RELATIVE IN THE 1980's.

GAS C/H with thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS.

7' 3", 7' 9" and 8' 4" CEILING HEIGHTS TO THE GROUND FLOOR.

8' 11" and 9' 8" CEILING HEIGHTS TO THE FIRST FLOOR.

THE FITTED CARPETS ARE INCLUDED.



RECEPTION HALL with PVCu opaque double glazed entrance door. Radiator. Textured and covered ceilings. Staircase to the First Floor Flat. Part opaque glazed door with stained glass/leaded effect lights to

HALLWAY with textured and covered ceiling.

SITTING/DINING ROOM/BEDROOM 1 15' 6" x 12' 8" (4.72m x 3.86m) presently utilised as a **Sitting/Dining room** with radiator. PVCu double glazed window to fore. 6 Power points. Tiled fireplace. Smooth skimmed and covered ceiling.

INNER HALL with ceramic tiled floor. Cloak hook. Door to

BATHROOM 8' 10" x 7' 4" (2.69m x 2.23m) overall plus recessed shower enclosure with electric shower over and shower door. Ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Waterproof panelled walls. Wall light with shaver point. Wall mounted electric fan heater. 4 Piece suite in white comprising bidet, WC, pedestal wash hand basin and panelled bath.

LIVING ROOM 13' 10" x 12' 1" (4.21m x 3.68m) with radiator. 4 Power points. Tiled fireplace. Textured and covered ceiling. PVCu double glazed door to and overlooking the rear garden. Telephone point. Door to Bedroom 2. Archway to the Kitchen. Door to the Lower Ground Floor.

BEDROOM 2 15' x 11' 1" (4.57m x 3.38m) with PVCu double glazed window to fore. Radiator. 4 Power points.

FITTED KITCHEN 12' 5" x 8' 10" (3.78m x 2.69m) overall with part tiled walls. Wall mounted gas fired central heating boiler. Provision for gas cooker. 10 Power points plus fused points. Plumbing for washing machine. 2 PVCu double glazed windows. Stained glass/leaded effect window to the Inner Hall. Ceramic tiled floor. Range of fitted base and eye level kitchen units incorporating a glazed display unit, sink unit and integrated fridge and freezer.

LOWER GROUND FLOOR

CELLAR 9' 11" x 6' 2" (3.02m x 1.88m) approached via a semi-circular staircase with slate steps. **6' 6" (1.98m)** Ceiling height. 2 Power points. Slate slab. Cobbled floor.

FIRST FLOOR

LANDING with C/h thermostat control. Access to a partly boarded ATTIC SPACE via a folding loft ladder with double glazed 'Velux' window. PVCu double glazed window to side. Electricity connected.

FRONT BEDROOM 1 15' 9" x 11' 3" (4.80m x 3.43m) with radiator. PVCu double glazed window. 4 Power points.



REAR BEDROOM 2 12' 11" x 9' 8" (3.93m x 2.94m) overall 'L' shaped with PVCu double glazed window. Radiator. 2 Power points.

BATHROOM 8' 11" x 8' 10" (2.72m x 2.69m) overall with vinyl floor covering. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed in shower over and shower screen. Part tiled walls. **FITTED STORE CUPBOARD. FITTED AIRING/LINEN CUPBOARD with double doors.**

FITTED KITCHEN/BREAKFAST ROOM 12' 3" x 9' 4" (3.73m x 2.84m) formerly a Bedroom with PVCu double glazed window. Plumbing for washing machine. Radiator. Range of fitted base and eye level kitchen units incorporating a double bowl sink unit. 4 Power points. Provision for gas cooker.

LIVING/DINING ROOM 19' 8" x 15' 4" (5.99m x 4.67m) overall 'L' shaped formerly a Bedroom with 2 radiators. 8 Power points. Telephone point. Feature fireplace. Textured and coved ceiling. 2 PVCu double glazed windows to fore.

EXTERNALLY

Walled/railed/gated forecourt. Side access off the side 'service lane' that **connects** 'Waterloo Terrace' with 'Myrddin Crescent'. Rear concreted patio with beyond a walled lawned garden and former access to 'Myrddin Court'. **OUTSIDE LIGHT and WATER TAP.**

DETACHED GARAGE/WORKSHOP 28' 8" x 12' 9" (8.73m x 3.88m) with electronically operated roller door to the side 'service' lane. 2 PVCu double glazed windows. Power and lighting. Concrete block/stone built.





DIRECTIONS: - '**Waterloo Terrace**' is located by turning off '**Barn Road**' and **No 4** will be found a little way up on the **right hand side** adjacent to the lane that leads to 'Myrddin Crescent' and **before** the left hand turning for 'Barnsfield Terrace'.

ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8020-7095-0177-0191-1223.

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

COUNCIL TAX: - BAND D. 2023/24 = £1,942.04p. *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 – 07.12.2023

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

28.11.2022 - REF: 6486