

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **CONVENIENTLY SITUATED MID-TERRACED HOUSE.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **WALLED REAR GARDEN. NO FORWARD CHAIN.**
- **CLOSE TO NATIONAL ASSEMBLY FOR WALES OFFICES.**
- **DECEPTIVELY LARGE ACCOMMODATION.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **CLOSE TO 'ST. MARY'S' CATHOLIC PRIMARY SCHOOL AND CHURCH.**
- **WALKING DISTANCE TOWN CENTRE.**

No 11b Union Street
Carmarthen
SA31 3DE

£149,950 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 deceptively large **3 BEDROOMED/2 RECEPTION ROOMED MID-TERRACED (1 of 3) TOWN HOUSE** situated towards the end of a 'no-through road' ('Union Street') opposite the former 'Union Street' Chapel within **close proximity** of 'St. Mary's' Catholic Church and Primary School within a **short walk of the National Assembly for Wales offices and Carmarthen Park** and within **walking distance** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property is also located within **walking distance of the centre of Johnstown, 'UWTSD,' 'Parc Dewi Sant' and 'Canolfan S4C yr Egin.'**

FIRST TIME ON THE MARKET SINCE 2011. NO FORWARD CHAIN. GAS C/H.

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS - SOME COVERED.

8' 10" (2.69m) CEILING HEIGHTS to the ground floor. THE FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

RECEPTION HALL 12' (3.65m) in depth with PVCu part opaque double glazed entrance door. Electricity consumer unit and meter to cupboard. Radiator. Laminate flooring.

SITTING/DINING ROOM 11' 10" x 10' 11" (3.60m x 3.32m) with laminate flooring. Radiator. PVCu double glazed window. TV point. 6 Power points. Gas meter.

INNER HALL with 2 power points. Staircase to first floor with pine newel post and handrail. Smoke alarm. Walk-in understairs storage cupboard.

LIVING ROOM 11' 1" x 9' 11" (3.38m x 3.02m) with laminate flooring. Radiator. PVCu double glazed window. TV and telephone points. 6 Power points.

FITTED KITCHEN 12' 2" x 9' 10" (3.71m x 2.99m) ext. 13' 4" (4.06m) with laminate flooring. Extractor fan. PVCu double glazed window. Recessed downlighting. Radiator. 11 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit with tiled splashback, oven, hob with tiled splashback and cooker hood. Opening to

UTILITY ROOM 9' 9" x 4' 3" (2.97m x 1.29m) with radiator. Laminate flooring. Recessed downlighting. Plumbing for washing machine. 4 Power points. PVCu double glazed door to the rear garden.

SEPARATE WC 10' 5" x 4' 6" (3.17m x 1.37m) with radiator. PVCu opaque double glazed window. Tile effect laminate flooring. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback.

FIRST FLOOR - 8' 4" (2.54m) and 8' 6" (2.59m) ceiling heights

HALF LANDING

REAR LANDING with 2 power points. Smoke alarm.

REAR BEDROOM 1 10' 2" x 6' 6" (3.10m x 1.98m) overall with PVCu double glazed window. Radiator. 4 Power points.

BATHROOM 9' 8" x 4' 6" (2.94m x 1.37m) ext to 9' 3" (2.82m) overall 'L' shaped with tile effect vinyl floor covering. Radiator. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, pedestal wash hand basin with tiled splashback and panelled bath with tiled surround, plumbed-in shower over and shower screen.

FITTED BOILER CUPBOARD housing the 'Vaillant ecoTEC plus 381' gas fired central heating boiler.

MAIN LANDING with 1 power point. Radiator. Access to loft space.

REAR BEDROOM 2 11' 4" x 10' 1" (3.45m x 3.07m) with PVCu double glazed window. Radiator. 6 Power points.

FRONT BEDROOM 3 16' x 11' (4.87m x 3.35m) with 2 PVCu double glazed windows. Radiator. 8 Power points.



EXTERNALLY

**Unrestricted on street parking available immediately to fore.
Rear walled paved garden. OUTSIDE LIGHT and WATER TAP.**





DIRECTIONS: - From **Carmarthen town centre** travel up '**Picton Terrace**' and **turn right just before** and **opposite** 'The National Assembly of Wales' buildings into 'Union Street.' Travel towards the **end of the street** and the property will be found on the **right hand side just after** a block of garages **opposite** the former chapel and **before** 'St. Mary's' Catholic Primary School.

ENERGY EFFICIENCY RATING: - C (72).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0257-0200-6707-6517-9310.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

14.11.2023 - REF: 6711