

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- MID-TERRACED COTTAGE STYLE HOUSE.
- 1 DOUBLE BEDROOM.
- DOUBLE GLAZED WINDOWS.
- SHORT LEVEL WALK TOWN CENTRE.
- POPULAR STREET. NO FORWARD CHAIN.
- GAS C/H - NOT TESTED.
- CLOSE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- JUST OFF 'MARKET SQUARE.'

No 8 Morley Street
Carmarthen
SA31 1RB

£79,950 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 **1 DOUBLE BEDROOMED MID-TERRACED COTTAGE style HOUSE** situated in a **popular street within close proximity of the Indoor Market and 'St. Catherine's Walk' Shopping Precinct** within a **short level walk** of 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 'UWTSD,' 'Parc Dewi Sant' and 'Canolfan S4C yr Egin' together with 'Glangwili' General Hospital.

GAS C/H with thermostatically controlled radiators - **NOT TESTED.**

DOUBLE GLAZED WINDOWS. 8' 3" (2.51m) CEILING HEIGHTS.

RECEPTION HALL with radiator. Staircase to first floor. PVCu part opaque double glazed entrance door. Cloak hook.

LIVING/DINING ROOM 11' 9" x 10' 8" (3.58m x 3.25m) with boarded effect laminate flooring. Radiator. Aluminium double glazed window in a hardwood surround to fore. Telephone point. 7 Power points. Shelved alcove. Open tiled fireplace and hearth. Understairs storage cupboard. Gas meter cupboard.

KITCHEN 7' 1" x 6' 9" (2.16m x 2.06m) overall with slate effect ceramic tiled floor. Radiator. Plumbing for washing machine. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit. Wall mounted gas fired central heating boiler. 3 Power points. PVCu part opaque double glazed door to the rear courtyard. PVCu double glazed window.

FIRST FLOOR - 7' 11" (2.41m) Ceiling heights - PVCu double glazed window to the stairwell.

DOUBLE BEDROOM 12' 1" x 10' 10" (3.68m x 3.30m) overall slightly 'L' shaped with radiator. Aluminium double glazed window in a hardwood surround to fore. 4 Power points. Mains smoke alarm.

BUILT-IN LINEN CUPBOARD OFF over the stairwell.

BATHROOM 5' 8" x 5' 4" (1.73m x 1.62m) with vinyl floor covering. Aluminium double glazed window in a hardwood surround to fore. Access to loft space. Fully tiled walls. 3 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath, WC and enamelled bath tub with plumbed-in shower over, curtain and rail. Radiator. Wall light with shaver point.

EXTERNALLY

On street 'permit' parking available to fore. Rear enclosed walled/close boarded fenced courtyard measuring **9' 4" x 6' 11" (2.85m x 2.11m).**



Ground Floor



Floor 1



DIRECTIONS: - '**Morley Street**' connects 'St. Catherine Street' with 'Mansel Street' with **No. 8** being located **towards** the 'St. Catherine Street' junction.

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:** -8703-5585-7729-4897-9483.

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

18.10.2023 - REF: 6683