

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **ATTRACTIVE BAY FRONTED SEMI-DETACHED HOUSE.**
- **PARTIAL PVCu DOUBLE GLAZING.**
- **OPPOSITE GLANGWILI GENERAL HOSPITAL.**
- **GAS C/H. ON REGULAR BUS ROUTE.**
- **3 DOUBLE BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **FRONT AND REAR LAWNED GARDENS.**
- **LEVEL WALK CARMARTHEN TOWN CENTRE (1 MILE).**
- **EASE OF ACCESS TO A40, A48, A484 AND A485 TRUNK ROADS.**

**No 3 Dolgwili Road**  
Carmarthen  
SA31 2AE

**£285,000** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark  
PROTECTED

arta | propertymark  
PROTECTED

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 traditionally built (1930's) **3 DOUBLE BEDROOMED/2 RECEPTION ROOMED BAY FRONTED SEMI-DETACHED HOUSE** of character having attractive park brick elevations being located set slightly back off the road on a **regular bus route opposite** Glangwili General Hospital within a **level walking distance** of the readily available facilities and services at the centre of the County and Market town **Carmarthen** which is **1 mile distant**. The property enjoying **ease of access** to the A40/A48/A484 and A485 trunk roads.

**NO FORWARD CHAIN. GAS CENTRAL HEATING** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS** to the front and side elevations. **PLASTIC FASCIA AND SOFFIT.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS TO MOST ROOMS.**

**8' 1" (2.46m) CEILING HEIGHTS. THE FITTED CARPETS ARE INCLUDED.**

**SIDE VESTIBULE HALL** with understairs storage cupboard off. Gas meter. Fitted shelf. Cloak hooks

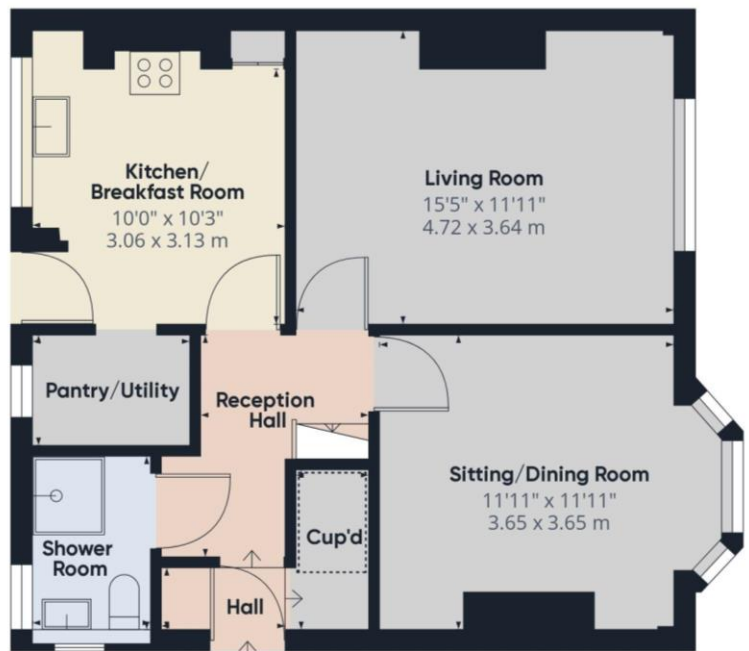
**RECEPTION HALL 8' 11" x 8' 6" (2.72m x 2.59m) overall** with radiator. Smoke alarm. C/h thermostat control. Staircase to first floor.

**SHOWER ROOM/WC 6' 10" x 4' 7" (2.08m x 1.40m)** with vinyl tiled floor. Radiator. Part tiled walls. PVCu opaque double glazed window to side. Opaque single glazed window to rear. Extractor fan. Waterproof panelled quadrant shower enclosure with electric shower over and double sliding shower doors.

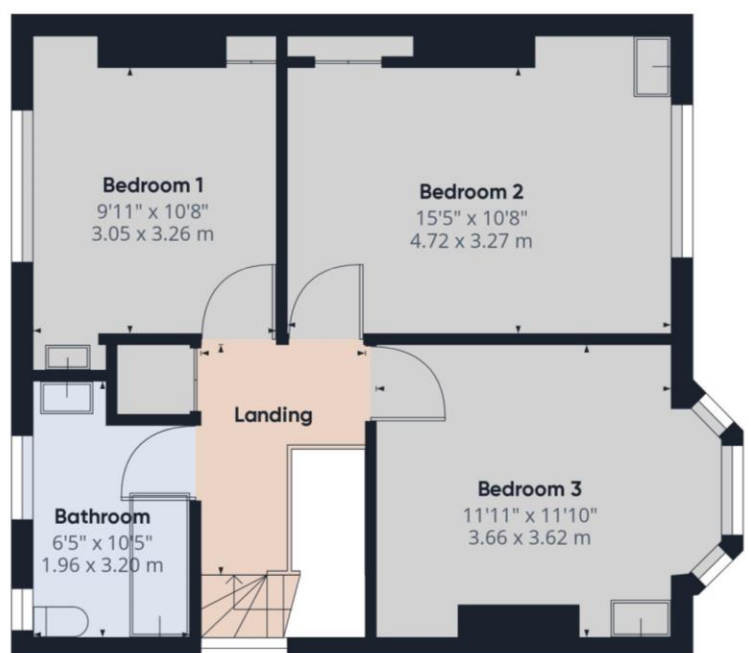
**FITTED KITCHEN/BREAKFAST ROOM 11' 11" x 10' 1" (3.63m x 3.07m)** with quarry tiled floor. Smoke alarm. Radiator. Part tiled walls. 7 Power points plus fused point. Picture rail. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven and hob. Fitted part glazed floor to ceiling cupboards to one side of former fireplace. PVCu part double glazed door to rear. Single glazed sash window overlooking the rear garden. Opening to

**PANTRY/UTILITY ROOM 6' 4" x 4' 1" (1.93m x 1.24m)** with quarry tiled floor. Single glazed window. Worksurface. Plumbing for washing machine. 4 Power points. Fitted shelf. 'ideal LOGIC +' wall mounted gas fired central heating boiler.

**LIVING ROOM 15' 7" x 12' (4.75m x 3.65m)** with radiator. PVCu double glazed window to fore. Picture rail. 4 Power points. TV point.



Ground Floor



Floor 1



**SITTING/DINING ROOM 12' x 12' (3.65m x 3.65m) plus 7' (2.13m) wide bay window** with 3 PVCu double glazed windows. Picture rail. TV point. 4 Power points.

**FIRST FLOOR** - fire doors

**LANDING** with picture rail. Telephone point. Radiator. Access to loft space. PVCu double glazed window. Smoke alarm.

**BUILT-IN FLOOR TO CEILING AIRING/LINEN CUPBOARD** with 1 power point. Radiator. Slatted shelving.

**BATHROOM 10' 6" x 6' 5" (3.20m x 1.95m) overall** with boarded effect vinyl floor covering. Radiator. Chrome towel warmer ladder radiator. 2 Opaque single glazed windows. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin with tiled splashback, WC and panelled bath with tiled splashback. Plumbed-in shower over, curtain and rail.

**REAR BEDROOM 1 12' x 10' 1" (3.65m x 3.07m) overall** plus recess with pedestal wash hand basin having a tiled splashback. Wall light with shaver point. Radiator. Single glazed sash window overlooking the rear garden. 2 Power points. **Fitted wardrobe** to one side of former fireplace. Picture rail.

**FRONT BEDROOM 2 15' 7" x 12' (4.75m x 3.65m) overall** with radiator. Picture rail. PVCu double glazed window with a **view** over the Hospital grounds towards 'Merlin's Hill'. TV point. 4 Power points. Wash hand basin with fitted cupboard beneath with tiled splashback. Wall light with shaver point. **Fitted wardrobe** to one side of former fireplace.

**FRONT BEDROOM 3 12' x 12' (3.65m x 3.65m) plus 7' (2.13m) wide bay window** with 3 PVCu double glazed windows from which a **view** is enjoyed over the Hospital grounds towards 'Merlin's Hill'. Picture rail. Radiator. TV point. 4 Power points. Wash hand basin with fitted storage cupboard beneath and tiled splashback. Wall light with shaver point.

### **EXTERNALLY**

Walled lawned front garden. Side gated/pillared/tarmacadamed entrance drive that leads past the house to the garage at rear and which provides ample private car parking. **Rear lawned garden that extends for a depth of 95' (28.96m). OUTSIDE LIGHT.**

**DETACHED GARAGE 14' x 8' (4.26m x 2.44m)** brick built with up-and-over garage door. Single glazed window. Water tap. Electric light.











**DIRECTIONS:** - From **Carmarthen town centre** travel along '**Priory Street**' and '**Abbey Mead**' **passing** the remains of the '**Roman Amphitheatre**' to the **roundabout just after** 'Tafarn Tanerdy' and Tanerdy Petrol Filling Station/Convenience Store. Take the **first exit signposted** Cardigan/A484/Steam Railway/Lampeter/A485/Hospital. Continue **past** Glangwili Day Nursery and right hand turning for 'A&E' to the **roundabout** and take the **second exit signposted** M4/Llandeilo/Lampeter/A485/Hospital. Continue a **short distance along 'Dolgwili Road'** and the property is the **third house on the left hand side after** the two bungalows **opposite** and **just after** the bus stop and shelter and **opposite** one of the entrances into Glangwili General Hospital.

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

**COUNCIL TAX:** – BAND E. 2024/25 = £2,548.83p. *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

19.03.2024 - REF: 6785