

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Land Agents
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Est. 1998

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- **ENERGY EFFICIENT HOME.**
- **COMPLETELY MODERNISED AND EXTENDED SINCE 2015.**
- **3/4 BEDROOMS. EPC RATING:- C (71).**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **BAY FRONTED SEMI-DETACHED HOUSE.**
- **IMMACULATE VERY WELL PRESENTED ACCOMMODATION.**
- **SPLENDID FITTED KITCHEN. GAS C/H.**
- **RELATIVELY LEVEL WALKING DISTANCE TOWN CENTRE.**

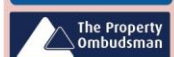
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Carmarthen
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£290,000 OIRO
FREEHOLD

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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.

An immaculate very well presented most conveniently situated traditionally built energy efficient **3/4 BEDROOMED BAY FRONTED SEMI-DETACHED HOUSE** having an attractive park brick facade that has been **completely modernised and extended to a high specification** by the vendors since 2015 to include the **provision of external wall insulation**, situated in a **much sought after residential area** within a relatively **level walking distance** of Carmarthen Park and 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, 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin'**.

OWNED BY THE SAME FAMILY SINCE THE EARLY 1980's.

APPLICANTS SHOULD NOTE THAT THE SELLERS ARE ABLE TO OFFER NO FORWARD CHAIN.

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

SOLID OAK/ENGINEERED OAK FLOORING. PLASTIC FASCIA AND SOFFIT.

8' 3"(2.51m) TO THE GROUND FLOOR. PINE PANELLED INTERNAL DOORS.

THE BLINDS ARE INCLUDED. SMOOTH SKIMMED CEILINGS.

EXTERNAL WALL INSULATION.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN COMPLETELY MODERNISED AND EXTENDED BY THE VENDOR SINCE 2015 TO INCLUDE NEW CENTRAL HEATING SYSTEM, NEW WINDOWS, NEW CEILINGS, ELECTRICAL RE-WIRING, PROVIDING A KITCHEN EXTENSION AT THE REAR, NEW BATHROOM FITMENTS etc.



ENTRANCE PORCH with quarry tiled floor. PVCu part opaque double glazed entrance door and side screens to outside. PVCu opaque double glazed door and side screens to

RECEPTION HALL 2' 8" x 6' 11" (0.81m x 2.11m) overall with telephone point. Radiator. Solid oak boarded floor. Staircase to first floor with pine spindles. Radiator. 2 Power points.

LIVING ROOM 13' 9" x 12' 2" (4.19m x 3.71m) overall with solid oak boarded floor. Radiator. Wall mounted electric fire. Picture rail. PVCu double glazed bay window. 10 Power points. TV point. Part glazed door to the Hall.

DINING ROOM/BEDROOM 4 14' 4" x 9' 5" (4.37m x 2.87m) overall with solid oak boarded flooring. Radiator. PVCu double glazed window overlooking the rear garden. Picture rail. 4 Power points. Fitted floor to ceiling wardrobes with sliding mirrored doors to either side of former fireplace.

BREAKFAST ROOM 10' 4" x 8' 5" (3.15m x 2.56m) with ceramic tiled floor. PVCu double glazed window. Radiator. 2 Power points. Part glazed door to the Hall. C/h room thermostat. **6' 1" (1.85m) wide opening to the Kitchen.**

WALK-IN UNDERSTAIRS STORAGE CUPBOARD with fitted shelving. PVCu opaque double glazed window.

FITTED KITCHEN 17' 2" x 8' 5" (5.23m x 2.56m) with ceramic tiled floor to match the Breakfast room. **10' 8" (3.25m) high vaulted ceiling** with 3 double glazed 'Velux' windows and recessed downlighting. PVCu double glazed window to side. PVCu double glazed double French doors to outside. 12 Power points plus fused points. Plumbing for washing machine. Range of fitted base and eye level kitchen units with burgundy upstand incorporating a sink unit, integrated dishwasher, pan drawers, canopied cooker hood, glazed display units, wine rack, integrated fridge, freezer, washing machine and tumble drier. **Dual fuel (gas and electric) 'Flavel' 7 burner cooking range.**

FIRST FLOOR - 8' (2.44m) Ceiling heights.

LANDING with 2 Power points. Access via a retractable loft ladder to the attic space that is boarded and has an electric light. ***THE ATTIC SPACE AFFORDS SCOPE SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED FOR CONVERSION TO ADDITIONAL LIVING ACCOMMODATION.***

BATHROOM 8' 2" x 7' 9" (2.49m x 2.36m) with recessed downlighting to smooth skimmed ceiling. PVCu opaque double glazed window. Fully tiled walls. Tiled floor. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC, wash hand basin with fitted storage drawers beneath and double ended bath tub. Double shower enclosure with plumbed-in dual head shower over. Extractor fan.



REAR BEDROOM 1 12' 11" x 11' 3" (3.93m x 3.43m) with engineered oak boarded effect flooring. Radiator. Picture rail. PVCu double glazed picture window. 6 Power points.

FRONT BEDROOM 2 15' 6" x 11' 3" (4.72m x 3.43m) into PVCu double glazed bay window. Engineered oak boarded effect flooring. 10 Power points. TV point. Picture rail. Radiator. Recessed downlighting.

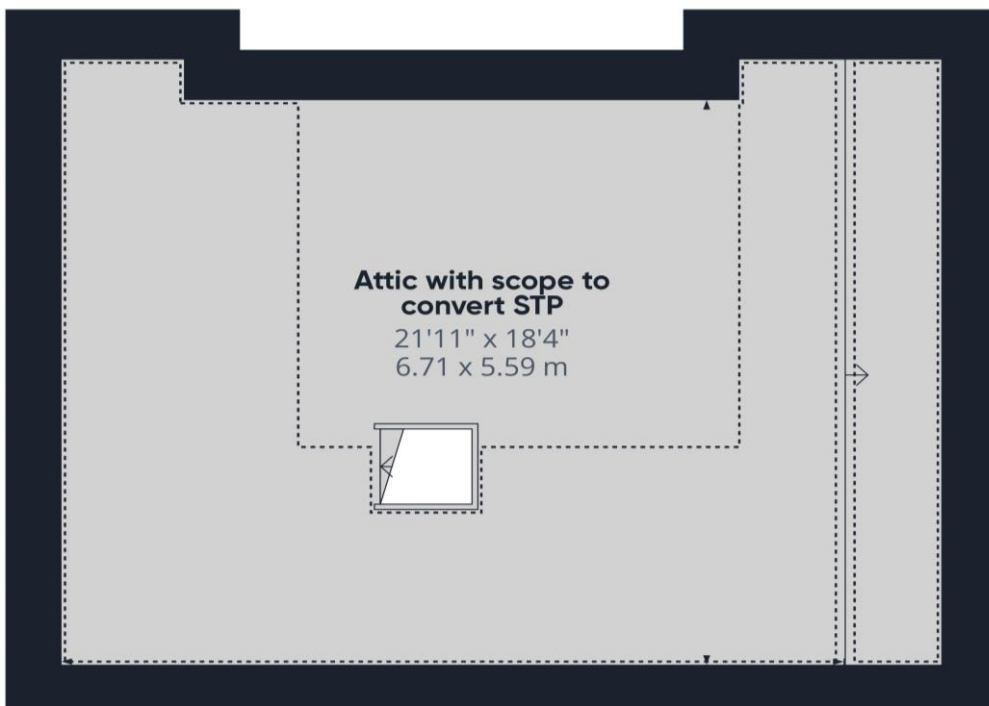
FRONT BEDROOM 3 8' 1" x 8' (2.46m x 2.44m) with engineered oak boarded effect flooring. PVCu double glazed window. Picture rail. 6 Power points. TV point.

EXTERNALLY

Walled, tarmacadamed forecourt. Brick pillared side tarmacadamed entrance drive that leads past the house to the garage at rear and provides ample private car parking. Rear enclosed close boarded fenced lawned garden with artificial grassed patio area. The rear garden affords a good degree of privacy.

LINKED SINGLE GARAGE 15' 10" x 8' 4" (4.82m x 2.54m) Brick built with 4 power points. Up-and-over garage door.







DIRECTIONS: - From **Carmarthen town centre** travel up '**Park Terrace**' and '**Picton Terrace**' and **opposite** the **National Assembly for Wales Offices /'The Barracks'** **turn right into 'Picton Place'**. Travel **past** the recreational ground and **turn first left into 'Penbryn Avenue'**. Travel to the **off-set crossroads** and **turn right** into '**Steele Avenue**' and the property will be found **just after the right hand bend** on the **left hand side**.

ENERGY EFFICIENCY RATING: - C (71).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0350-2146-3240-2997-6531.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.01.2024 - REF: 6747