

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **IMMACULATE VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.**
- **SPLENDID LARGE FITTED KITCHEN/LIVING/DINING ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **GAS C/H. DOUBLE GARAGE.**
- **CLOSE TO LOCAL SHOP.**
- **4 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **2 BATHROOMS. 3 WC's. EPC – C (72).**
- **KITCHEN AND BATHROOMS REFURBISHED IN THE LAST 4 YEARS.**
- **PRIVATE ENCLOSED REAR GARDEN.**
- **WALKING DISTANCE TOWN CENTRE.**

No 5 Parc Starling
Johnstown
Carmarthen SA31 3HX

£399,950 OIRO
FREEHOLD

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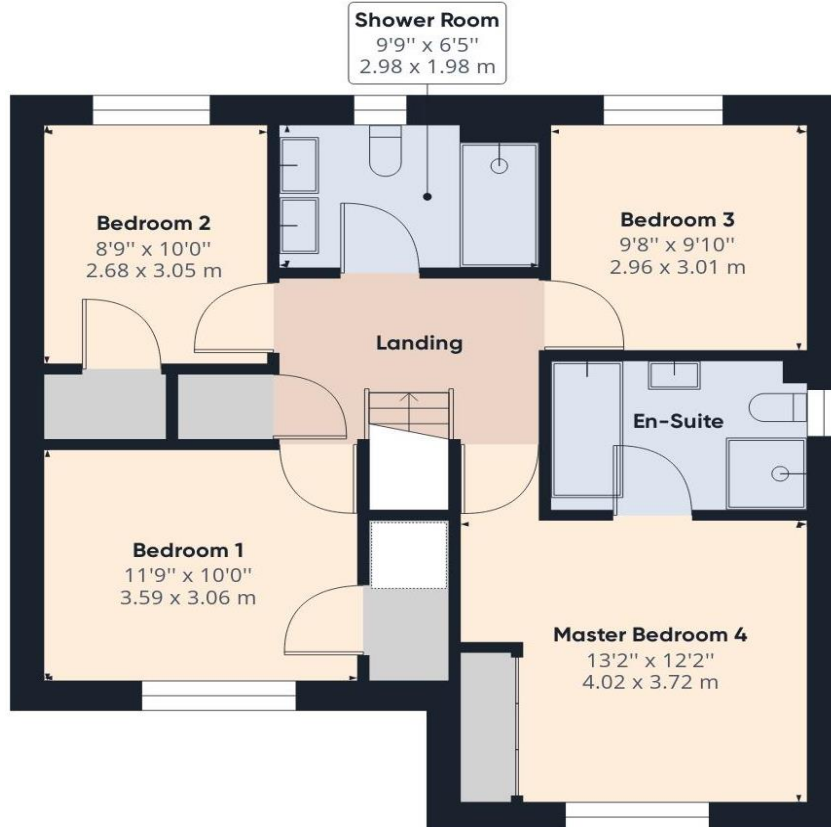
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

A most conveniently situated **immaculate very well presented modern 4 DOUBLE BEDROOMED/2 RECEPTION ROOMED BAY FRONTED 'L' shaped DETACHED FAMILY RESIDENCE** affording **spacious family accommodation** situated set slightly back off the beginning of an established residential estate of varying types and designs within a **short level walk** of Johnstown Petrol Filling Station/'NisaLocal' Convenience Store and Post Office, the Nursery and Primary School on 'Heol Salem' and the Public Houses at the centre of Johnstown. The property is also located within **walking distance** of 'Q.E. High' Secondary School and the Leisure Centre on the 'Llansteffan Road,' 'UWTSD,' 'Parc Dewi Sant,' 'Canolfan S4C yr Egin' and the new 'Co-op' Convenience Store on 'Job's Well Road' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A48 dual carriageways.

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

PLASTIC FASCIA AND SOFFIT. LIGHT OAK EFFECT DOORS TO THE GROUND FLOOR.

SMOOTH SKIMMED AND COVED CEILINGS.

APPLICANTS MAY BE INTERESTED TO NOTE THAT WITHIN THE LAST 4 YEARS NEW KITCHEN AND BATHROOM FITMENTS HAVE BEEN PROVIDED TOGETHER WITH NEW FLOORING, FRONT AND REAR ENTRANCE DOORS, BI-FOLD DOORS TO THE KITCHEN AND A NEW KITCHEN WINDOW.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.

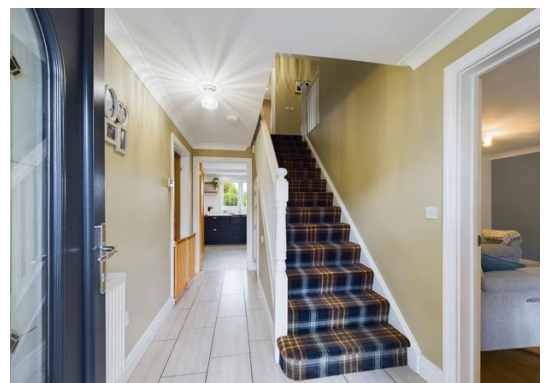
CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

RECEPTION HALL 12' 9" x 6' 5" (3.88m x 1.95m) overall with porcelain tiled floor. Radiator. Mains smoke alarm. Staircase to first floor. Understairs storage cupboard with electric light. 1 Power point. 'Hive' C/h timer/thermostat control.

LOUNGE 17' 9" x 13' (5.41m x 3.96m) plus PVCu double glazed bay window. Boarded effect vinyl flooring. 2 Radiators. TV and telephone points. 6 Power points.

LIVING/TV ROOM/ HOME OFFICE 12' 8" x 8' 6" (3.86m x 2.59m) with engineered oak boarded effect flooring. PVCu double glazed window. Feature 'Victorian' style fireplace. Radiator. TV and telephone points. 3 Power points.

FITTED KITCHEN/DINING ROOM 23' x 10' 7" (7.01m x 3.22m) with porcelain tiled floor. Upright panel radiator. Peripheral recessed downlighting. Chrome power points and light switches. Mains heat detector. Fitted seating and storage cupboards. 6 USB charger ports. 13 Power points plus fused points. TV point. Part tiled wall. Range of fitted base and eye level kitchen units with 'Minerva' worksurfaces incorporating a 'Butlers' sink, pan drawers, larder unit and **space** for an 'American' fridge. Fitted display shelving. **'Rangemaster Noir' gas cooking range with feature tiled splashback** and canopied cooker hood. 2 PVCu double glazed windows overlooking the rear garden. PVCu **bi-fold doors** to and overlooking the rear garden/paved sun terrace.



UTILITY ROOM 7' 2" x 5' 4" (2.18m x 1.62m) with porcelain tiled floor. Range of fitted base and eye level units to match the kitchen incorporating a sink unit and 'Neff' microwave oven. Plumbing for dishwasher and washing machine. 3 Power points plus fused points. Upright panel radiator. Extractor fan. Recessed downlighting. PVCu part double glazed entrance door with dog flap to rear.

SEPARATE WC with porcelain tiled floor. PVCu opaque double glazed window. Radiator. 2 Piece suite in white comprising WC and wash hand bowl with storage cupboard beneath.

FIRST FLOOR - moulded white panel effect doors.

LANDING with 1 power point. Access to partly boarded loft space via folding loft ladder. Mains smoke alarm. Oak boarded effect flooring.

BUILT-IN AIRING/LINEN CUPBOARD OFF housing the pre-lagged hot water cylinder.

FRONT BEDROOM 1 11' 9" x 10' (3.58m x 3.05m) plus walk-in wardrobe off over the stairwell with electric light. Radiator. PVCu double glazed window. 5 Power points.

REAR BEDROOM 2 10' 1" x 8' 9" (3.07m x 2.66m) plus walk-in wardrobe with electric light. Boarded effect oak flooring. Radiator. PVCu double glazed window overlooking the rear garden. 3 Power points.

FAMILY SHOWER ROOM 9' 4" x 6' 5" (2.84m x 1.95m) with porcelain tiled floor. Recessed downlighting. 'Heritage' towel warmer radiator. Shaver point. 2 Piece suite in white comprising WC and **twin** wash hand basins with fitted storage cupboards beneath with tiled splashback. Tiled shower enclosure with 'Minerva' drying area off having a **dual head plumbed-in shower over** (rainhead and hand held). Extractor fan. Wall light. PVCu opaque double glazed window with a 'Minerva' sill.

REAR BEDROOM 3 9' 10" x 9' 9" (2.99m x 2.97m) with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points.

MASTER BEDROOM 4 13' 2" x 12' 1" ext. 14' 11" (4.01m x 3.68m ext. 4.55m) with radiator. PVCu double glazed window to fore. 6 Power points. Fitted floor to ceiling wardrobe with sliding doors - 1 part mirrored. 2 USB charger ports.

EN-SUITE BATHROOM 9' 8" x 5' 11" (2.94m x 1.80m) with porcelain tiled floor. T&G boarded to dado height. 'Heritage' radiator with towel warmer rail. PVCu opaque double glazed window. Extractor fan. Shaver point. 3 Piece suite in white comprising WC, wash hand basin with fitted drawers beneath and **'roll top' bathtub** with shower attachment. Tiled quadrant shower enclosure with plumbed-in shower over and sliding shower doors.

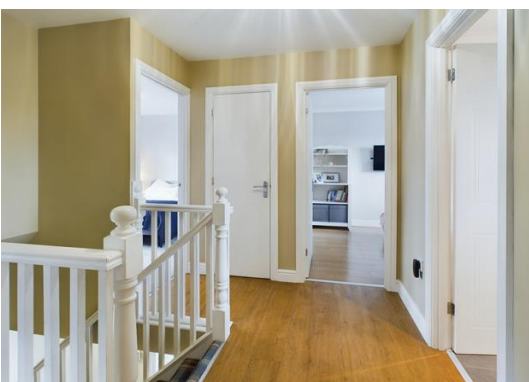


EXTERNALLY

Tarmacadamed entrance drive providing hardstanding for up to 2 vehicles. There is a concreted parking area to one side of the garage providing additional private car parking. Open plan front lawned garden with decorative slate area off. Gated pathway to one side. **LEAN-TO STORE SHED** to other side. **There is to the rear a landscaped garden that affords a good degree of privacy** that incorporates a raised slate paved sun terrace, artificial grassed area, concreted/paved/decked patio areas etc. **OUTSIDE LIGHT, WATER TAP and POWER POINTS.** The rear garden extends for a depth of approximately 42' (12.8m).

DETACHED DOUBLE GARAGE 18' 7" x 18' 3" (5.66m x 5.56m) with 12 power points. Concrete block built. 2 Up-and-over garage doors.

LEAN-TO WORKROOM 10' 10" x 5' 1" (3.30m x 1.55m)
PVCu double glazed under a polycarbonate roof. 2 Power points.
PVCu double glazed entrance door.









DIRECTIONS: - From **Carmarthen town centre** travel up '**Picton Terrace**' **past** '**Picton Monument**' and down '**Monument Hill**' to **Johnstown traffic lights**. Travel **straight through** the **traffic lights** into '**Old St. Clears Road**' travelling **past** 'The Friends Arms' Public House and **turn next right opposite Johnstown Petrol Filling Station/'NisaLocal' Convenience Store** into '**Parc Starling**.' Travel a **short** distance in to the estate and the property is the **first on the right hand side** after a **small** right hand turning.

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:** - 0602-0977-5002-1521-0306.

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

COUNCIL TAX: – BAND F. 2023/24 = £ 2,805.17p. *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 25.04.24.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.09.2023 - REF: 6667