

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- FIRST TIME ON THE MARKET SINCE 1974.
- 3 BEDROOMS. 2 LIVING ROOMS.
- GAS C/H. MANY ORIGINAL FEATURES.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL.
- ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE MORRISONS SUPERMARKET.
- 0.75 OF A MILE OF CARMARTHEN TOWN CENTRE.

Sarn Villa,
Babell Road, Pensarn,
Carmarthen SA31 2DJ

£259,950 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.

An *attractive* most conveniently situated traditionally built (1856/57) **DETACHED DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED HOUSE** with banded quoins and shuttered windows, that was once part of the 'Cawdor Estate' situated set slightly back off the road at the **junction of 'Roman Road' with 'Rhiw Babell'** adjacent to 'Babell Zion Newydd' Chapel, within walking distance of **Llangunnor Primary School** and **Morrisons Supermarket** that are **approximately 0.30 of a mile distant**, is within walking distance of the **businesses and shops on 'Stephens Way' and 'Pensarn Road'** and is within **0.75 of a mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

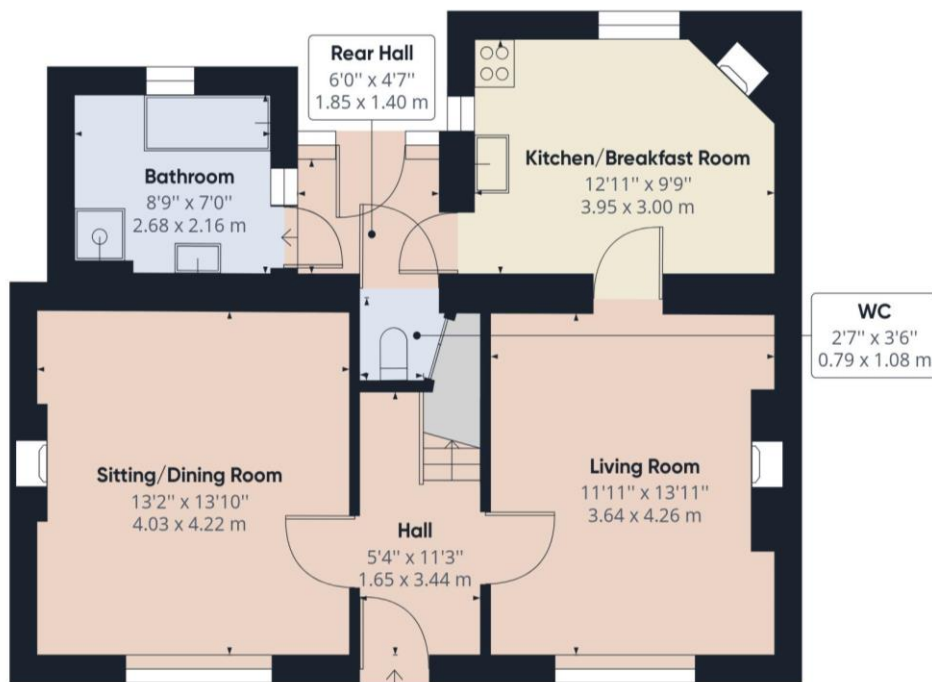
IN NEED OF MODERNISATION. FIRST TIME ON THE MARKET SINCE 1974.

GAS CENTRAL HEATING. PVCu DOUBLE GLAZED WINDOWS.

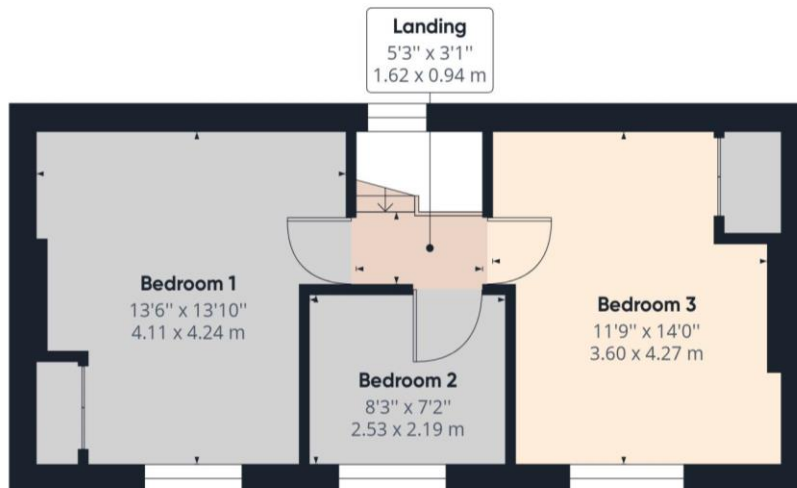
8' 4" (2.54m) CEILING HEIGHTS TO THE GROUND FLOOR.

MANY ORIGINAL FEATURES. THE FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE PROPERTY OVER CARMARTHEN.



Ground Floor



Floor 1

PILLARED ENTRANCE PORCH with PVCu part opaque double glazed entrance door with stained glass/leaded effect lights to

RECEPTION HALL 12' 4" (3.76m) in depth with staircase to first floor. Radiator.

SITTING/DINING ROOM 13' 10" x 13' 3" (4.21m x 4.04m) with 5 power points. Tiled fireplace incorporating a gas fire with fitted shelving to either side. Coved ceiling. 2 Radiators. PVCu double glazed window to fore with a view over Carmarthen town and beyond.

LIVING ROOM 14' x 12' (4.26m x 3.65m) with 8 power points. PVCu double glazed window to fore with a view over Carmarthen town and beyond. Radiator. Reconstituted stone fireplace incorporating a fitted gas fire with back boiler and shelved recesses to either side. Telephone point. Quarry tiled floor. 2 Wall light fittings. Glazed/panelled door to

KITCHEN/BREAKFAST ROOM 12' 11" x 9' 11" (3.93m x 3.02m) with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows. Part tiled walls. Range of base and eye level kitchen units incorporating a sink unit. 8 Power points. Feature tiled fireplace incorporating a solid fuel cooking range. Glazed/panelled door to

REAR HALL with glazed/panelled door to rear. Ceramic tiled floor.

SEPARATE WC off with ceramic tiled floor. WC in white. Understairs storage cupboard off.

BATHROOM 8' 11" x 6' 11" (2.72m x 2.11m) with 2 radiators. Wall mounted electric fan heater. PVCu opaque double glazed window. Ceramic tiled floor. Plumbing for washing machine. Tiled shower enclosure with electric shower over and sliding shower door. 2 Piece coloured suite comprising pedestal wash hand basin with tiled splashback and cast iron bath.

FIRST FLOOR - 8' 2" (2.49m) ceiling heights

LANDING with PVCu double glazed window. 2 Power points.

FRONT BEDROOM 1 13' 11" x 13' 5" (4.24m x 4.09m) overall slightly 'L' shaped with radiator. PVCu double glazed window with a view over Carmarthen town and beyond. 8 Power points. Telephone point. Fitted floor to ceiling cupboard.

FRONT BEDROOM 2 8' 3" x 7' 2" (2.51m x 2.18m) with access to loft space. Radiator. 2 Power points.

FRONT BEDROOM 3 14' 1" x 11' 10" (4.29m x 3.60m) overall with 2 radiators. PVCu double glazed window with a view. 4 Power points. Fitted airing/linen cupboard.



EXTERNALLY

Gated 'cock and hen' walled, level front lawned garden with central pathway, crazy paved patio area and herbaceous borders. Feature 'wishing well'. Rear concreted courtyard with pedestrian access to 'Roman Road'. Rear kitchen garden with beyond a concreted **parking space**. **OUTSIDE LIGHT**. **COAL BUNKER**.

OUTSIDE WC

LEAN-TO GARDEN STORE SHED 15' 5" x 10' 2" (4.70m x 3.10m) with power and lighting. 2 Radiators. Doors to the front and rear. **WATER TAP**.

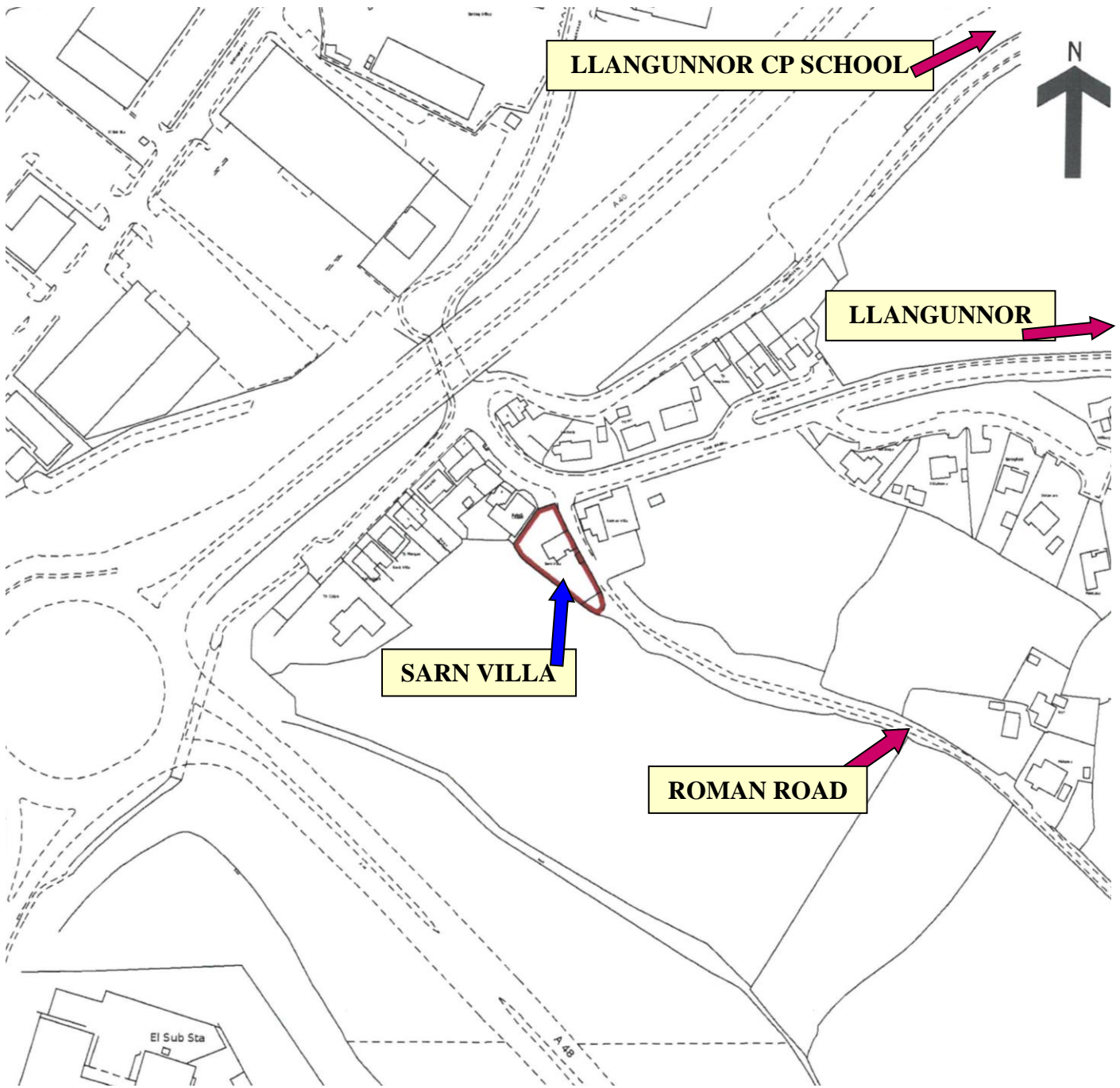
STORE SHED/OUTSIDE UTILITY ROOM 7' 7" x 6' 7" (2.31m x 2.01m) with power and lighting. Concrete block built.

LEAN-TO GREENHOUSE 14' 4" x 7' 4" (4.37m x 2.23m) with electricity connected.

OPEN FRONTED POTTING SHED







NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - From **Carmarthen town centre** travel over '**Towy Bridge**' **past** the petrol filling station to the **roundabout** and take the **second exit towards 'Pensarn/Llangunnor**. Travel **past** 'ATS' and the Royal Mail sorting office **continuing underneath 'Pont Pensarn'** and as you **start to climb 'Babell Hill'** travel **past** the left hand turning for Llangunnor Primary School and the property will be found in **front of you** on the **junction of 'Rhiw Babell' with 'Roman Road'** **adjacent** to 'Babell Zion Newydd' Chapel.

ENERGY EFFICIENCY RATING: - F (24).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0947-0200-0707-5386-4714.

OVERAGE/CLAWBACK CLAUSE

The property is sold subject to an overage clause in favour of the seller to the effect that should the property or part thereof be re-developed for residential use or part of the property be utilised in connection with any future development of land that fronts or has access to 'Roman Road' then the sellers will be entitled to 25% of the improved value after deduction of reasonable planning costs for a period of 21 years from the date of completion of the sale.

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

COUNCIL TAX: – BAND D. 2024/25 = £ 1,969.89p. *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 – 18.06.2023, 15.04.24

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.04.2023 - REF: 6557