

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **IMMACULATE VERY WELL PRESENTED MID-TERRACED TOWN HOUSE.**
- **SPACIOUS 3 DOUBLE BEDROOMED ACCOMMODATION.**
- **MANY CHARACTER FEATURES.**
- **WALKING DISTANCE 'UWTS'D', 'CANOLFAN S4C YR EGIN', 'PARC DEWI SANT' AND 'CARMARTHEN PARK'.**
- **WEALTH OF CHARM AND CHARACTER.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**
- **WALKING DISTANCE TOWN CENTRE.**

No 31 Parcmaen Street
Carmarthen
SA31 3DP

£169,950 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.

*An immaculate very well presented most conveniently situated **3 DOUBLE BEDROOMED MID-TERRACED TOWN HOUSE** affording spacious accommodation of charm and character that has been tastefully modernised and updated since 2020 situated within **walking distance** of 'UWTSD'/Parc Dewi Sant/'Canolfan SAC yr Egin', 'St. Catherine's Walk' Shopping Precinct, Carmarthen Park and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is located within **walking distance of Carmarthen Railway Station.***

GAS CENTRAL HEATING with some radiators thermostatically controlled.

PVCu DOUBLE GLAZED WINDOWS. PANELLED INTERNAL DOORS.

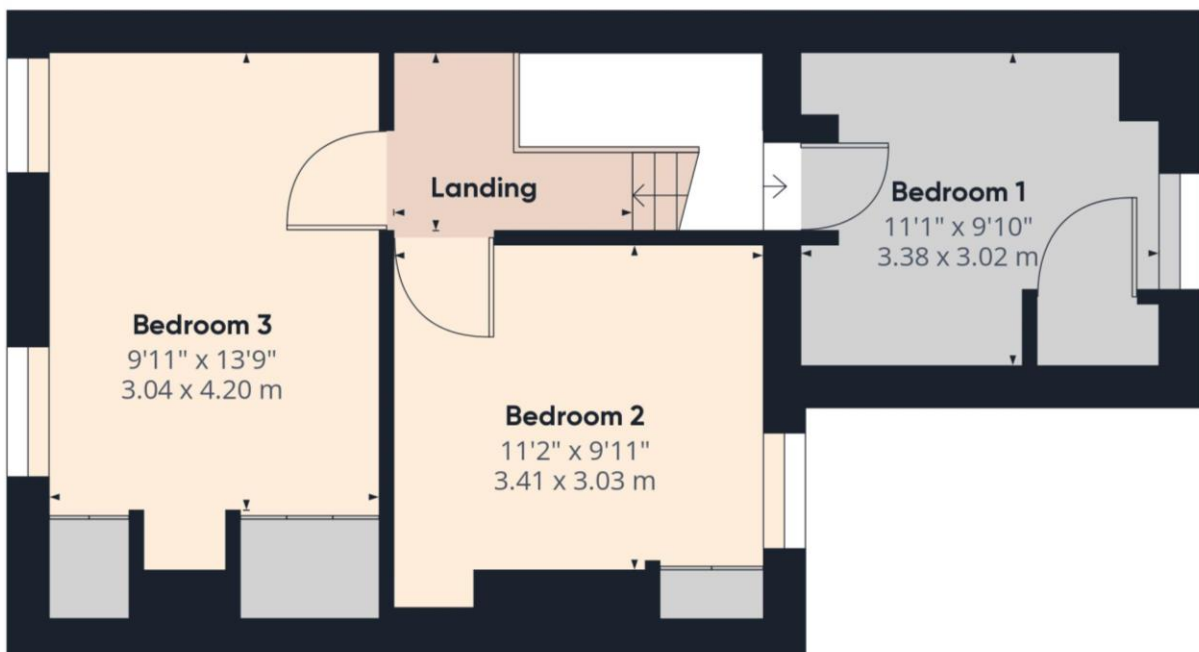
8' 9" (2.67m) AND 8' 11" (2.72m) CEILING HEIGHTS to most ground floor rooms.

PLASTIC FASCIA AND SOFFIT. THE FITTED CARPETS ARE INCLUDED.

MANY CHARACTER FEATURES INCLUDING EXPOSED QUARRY TILED FLOORS, ORIGINAL DOORS, EXPOSED FLOOR BOARDS ETC.



Ground Floor



Floor 1

VESTIBULE HALL 4' 2" x 3' 3" (1.27m x 0.99m) with feature patterned quarry tiled floor. Cloak hooks. Electricity consumer unit and meter cupboard. Opaque glazed/panelled door to

RECEPTION HALL with quarry tiled floor. Radiator. 2 Power points. Staircase to first floor. Understairs storage cupboard. C/h timer control.

DINING ROOM 12' x 9' 10" (3.65m x 2.99m) with feature exposed pine boarded floor. Radiator. Fitted cupboards to either side of former fireplace - 1 with gas meter. PVCu double glazed picture window to fore. Picture rail. 4 Power points. **6' (1.83m) wide opening to**

LIVING ROOM 11' 2" x 9' 11" (3.40m x 3.02m) with picture rail. Feature exposed pine boarded floor. PVCu double glazed window to rear. Radiator. **Fitted cupboards/shelving** to either side of former fireplace with feature tiled hearth. 5 Power points plus 2 fused points.

FITTED KITCHEN/BREAKFAST ROOM 10' x 9' 10" (3.05m x 2.99m) with ceramic tiled floor. PVCu double glazed window. Part tiled walls. Radiator. Plumbing for washing machine. Recessed downlighting to smooth skimmed ceiling. 7 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a sink unit, hob, oven and canopied cooker hood. Part opaque double glazed door to rear. Door to

SHOWER ROOM 10' x 5' 2" (3.05m x 1.57m) with chrome towel warmer ladder radiator. Extractor fan. PVCu opaque double glazed window. Recessed downlighting to smooth skimmed ceiling. Part tiled walls. Ceramic tiled floor. 2 Piece suite in white comprising pedestal wash hand basin and WC. **5' (1.52m) wide** enclosed double shower enclosure with plumbed-in shower over.

FIRST FLOOR - 8' 9" (2.67m) Ceiling heights.

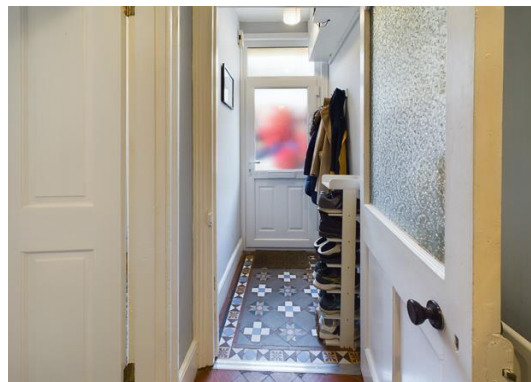
HALF LANDING

REAR BEDROOM 1 11' 3" x 10' (3.43m x 3.05m) overall with radiator. Laminate flooring. PVCu double glazed window. 4 Power points. **FITTED BOILER CUPBOARD** housing the 'Worcester' gas fired central heating boiler.

LANDING with access to loft space.

REAR BEDROOM 2 11' 2" x 9' 11" (3.40m x 3.02m) with laminate flooring. PVCu double glazed window. 4 Power points. Radiator. **Fitted wardrobe** to one side of former fireplace with fitted shelving to the other side.

FRONT BEDROOM 3 13' 9" x 9' 11" (4.19m x 3.02m) with laminate flooring. Radiator. 2 PVCu double glazed windows to fore. 7 Power points. **Wall to wall fitted wardrobes with central dressing table area.**

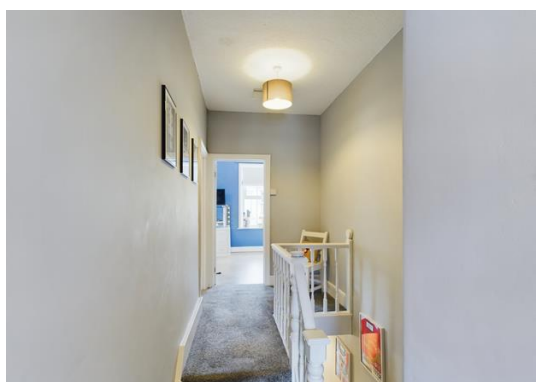
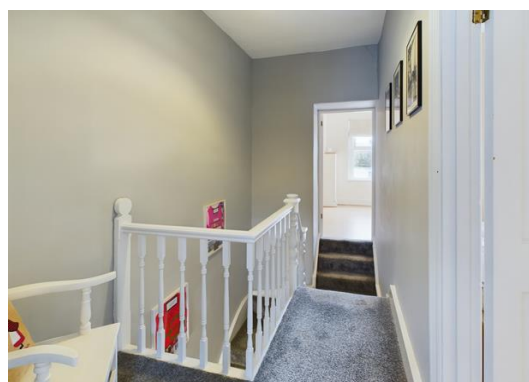


EXTERNALLY

On street 'Permit' parking available immediately to fore. Rear stone walled and paved courtyard leading to a close boarded fenced garden that affords a good degree of privacy.

ENERGY EFFICIENCY RATING: - D (66).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following Certificate No: - 8991-6129-8039-9188-2926.







DIRECTIONS: - 'Parcmaen Street' **connects** 'St. Catherine Street' with 'Glannant Road'/'College Road' and **No 31** will be found **half way up** on the **right hand side** after the speed bump.

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

COUNCIL TAX: – BAND C 2024/25 = £1,853.70p. **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

13.03.2024 - REF: 6775