

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- CONVENIENTLY SITUATED BAY FRONTED MID-TERRACED TOWN HOUSE.
- WELL PRESENTED 4 BEDROOMED ACCOMMODATION OF CHARACTER.
- 2 LIVING ROOMS. 2 BATHROOMS. UTILITY ROOM.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS. 3 WC's.
- CELLAR. WALLED COURTYARD GARDEN.
- ON STREET 'PERMIT' PARKING.
- WALKING DISTANCE 'CO-OP' FOODSTORE ON 'KING STREET'.
- WALKING DISTANCE PUBLIC LIBRARY AND DOCTORS SURGERY.

No 33 The Avenue
Carmarthen
SA31 1LX

£199,950 OIRO
FREEHOLD

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

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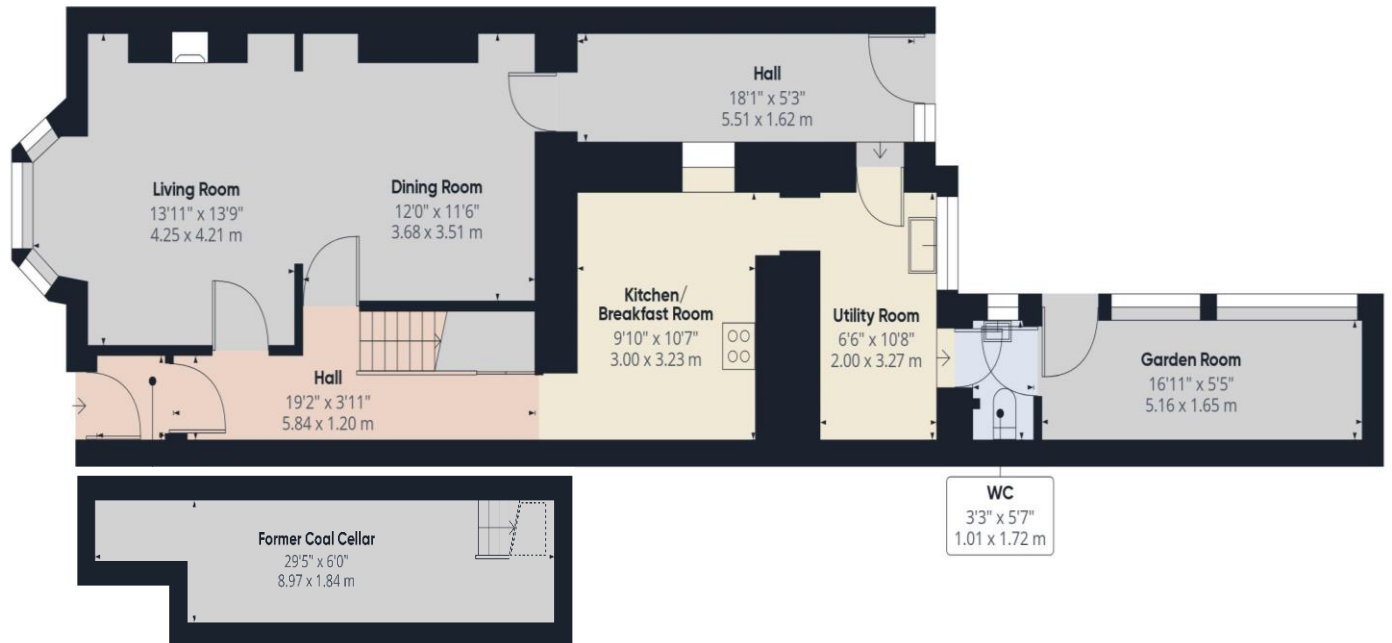
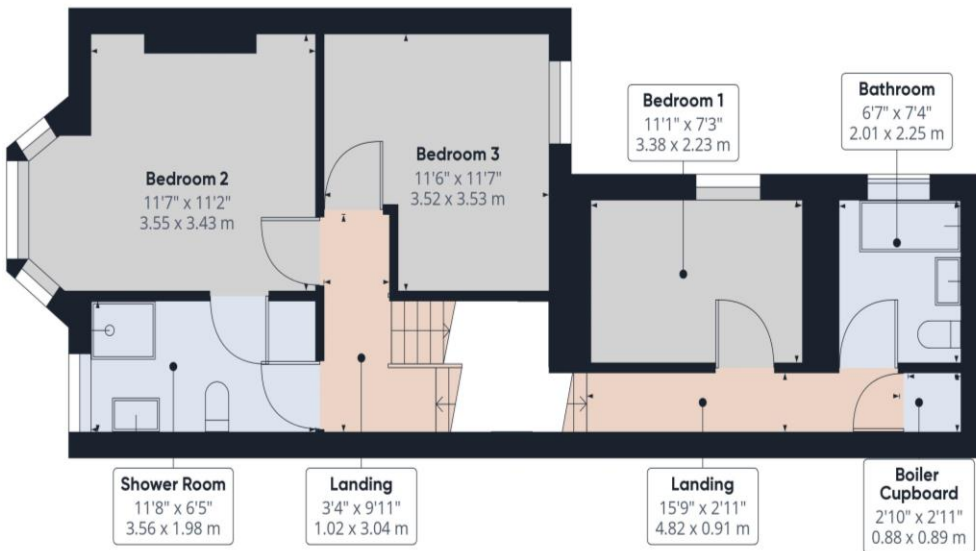
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The Property
Ombudsman

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.



Floor 2



*A most conveniently situated well presented period **4 BEDROOMED/2 RECEPTION ROOMED BAY FRONTED MID-TERRACED TOWN HOUSE** situated in a sought after residential area just off 'The Parade' and 'Esplanade' within **walking distance** of the 'Co-op' food store on 'King Street', Public Library, Doctors Surgery 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 'Glangwili' General Hospital.*

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

PVCu DOUBLE GLAZED WINDOWS.

7' 11" (2.41m), 8' 1" (2.46m) and 9' 3" (2.82m) CEILING HEIGHTS to the ground floor.

MANY CHARACTER FEATURES INCLUDING PINE STAIRCASE, PINE PANELLED INTERNAL DOORS, RED AND BLACK QUARRY TILED FLOOR ETC.

VESTIBULE HALL with composite entrance door. Original coving. Feature half tiled walls. Glazed/panelled door to.

RECEPTION HALL 19' 4" (5.89m) in depth overall with 2 wall light fittings. Staircase to first floor with pine newel post and handrail. Radiator. Staircase to Lower Ground Floor. Pine panelled door to the Living Room. Telephone point. C/h room thermostat.

LIVING ROOM 13' 8" x 11' (4.16m x 3.35m) into recesses to either side of the fireplace **plus 6' 9" (2.05m) wide PVCu double glazed bay window** with secondary glazing. Upright 'Heritage' style radiator. Feature coved ceiling. Picture rail. 2 Wall light fittings. Fireplace with pine surround incorporating a coal effect gas fire and feature patterned tiled hearth. 2 Power points. **8' 2" (2.49m) wide opening** to

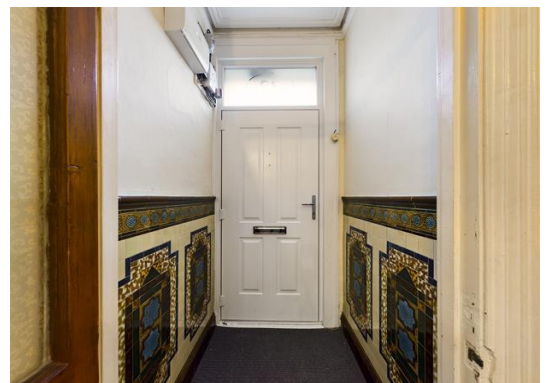
DINING ROOM 12' x 11' 6" (3.65m x 3.50m) with 3 power points. Feature pine fireplace with recesses to either side having fitted floor cupboards. Feature coved ceiling. Picture rail. Radiator. Glazed/panelled pine door to.

SIDE HALLWAY 18' 1" x 5' 2" (5.51m x 1.57m) with wall unit. Part feature patterned quarry tiled floor. Glazed/panelled door to rear.

FITTED KITCHEN/BREAKFAST ROOM 10' 7" x 9' 10" (3.22m x 2.99m) with red and black quarry tiled floor. PVCu double glazed window to side. Radiator. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a gas hob, cooker hood and electric oven all with 'soft close' doors. 6 Power points and 6 USB charger ports.

UTILITY ROOM 10' 9" x 6' 8" (3.27m x 2.03m) with ceramic tiled floor. Radiator. Plumbing for washing machine. Part tiled walls. Glazed/panelled door to the side hall. PVCu double glazed window. Base unit to match the kitchen incorporating a sink unit. Door to

SEPARATE WC with ceramic tiled floor. 2 Piece suite in white comprising WC and wash hand basin. Radiator. Opaque single glazed window. **Door to the Garden Room.**



LOWER GROUND FLOOR

FORMER COAL CELLAR 29' x 5' 11" (8.83m x 1.80m) with a 5' 10" (1.78m) ceiling height.

FIRST FLOOR - 8' 3" (2.51m) ceiling heights.

HALF LANDING

REAR LANDING

FITTED BOILER CUPBOARD with C/h timer control. Wall mounted 'ideal LOGIC+ COMBI c30' gas fired central heating boiler (regularly serviced).

BATHROOM 7' 4" x 6' 7" (2.23m x 2.01m) with feature tile effect vinyl floor covering. PVCu opaque double glazed window. Access to loft space. Chrome towel warmer ladder radiator. Part tiled walls. 3 Piece suite in white comprising WC with hand held spray, pedestal wash hand basin and panelled bath with plumbed in shower over and shower screen.

FRONT LANDING with 1 power point. Staircase to Second Floor.

SHOWER ROOM 11' 8" x 6' 5" (3.55m x 1.95m) with feature tile effect vinyl floor covering. Part tiled walls. PVCu double glazed window to fore with secondary glazing. 2 Piece suite in white comprising WC with hand held spray and pedestal wash hand basin. Convector radiator. Shower enclosure with plumbed in shower over. Door to Bedroom 2.

FRONT BEDROOM 2 11' 8" x 11' 3" (3.55m x 3.43m) plus 6' 6" wide PVCu double glazed bay window with secondary glazing. Radiator. 2 Power points. Wall light. Doors to the Landing and Shower room.

REAR BEDROOM 3 11' 7" x 11' 6" (3.53m x 3.50m) overall 'L' shaped with radiator. PVCu double glazed window. 3 Power points. Wall light.

SECOND FLOOR - double glazed 'Velux' window to stairwell.

LANDING with ebonised beams. One wall of exposed colourwashed brick.

ATTIC BEDROOM 4 20' 10" x 18' 7" (6.35m x 5.66m) overall

'L' shaped with exposed painted boarded floor. 2 Double glazed 'Velux' windows. Exposed ebonised beams. Radiator. 2 Power points. Sloping ceiling with restricted headroom in part.

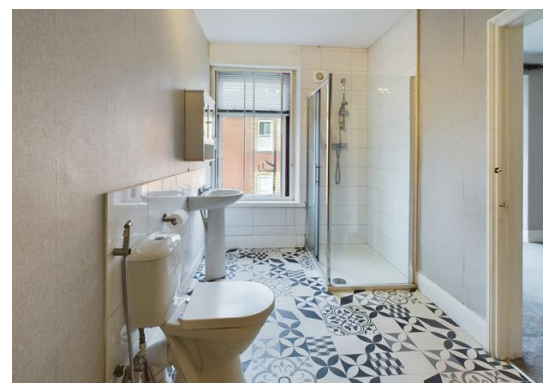
FITTED AIRING/LINEN CUPBOARD

EXTERNALLY

On street 'permit' parking available to fore. Walled/railed/gated forecourt. **Rear walled paved courtyard garden measuring 21' x 11' 6" (6.4m x 3.51m)**



GARDEN ROOM 17' 2" x 5' 5" (5.23m x 1.65m) part
PVCu double glazed door to the walled courtyard garden. 2
PVCu double glazed windows - one full length overlooking
the walled courtyard. 1 Power point.







DIRECTIONS: - **On foot** the property is located by walking down 'The Avenue' from 'Priory Street' towards 'The Parade'/'Esplanade' and the property is the **last** on the **right hand side**. **ALTERNATIVELY** if travelling by car turn off 'Priory Street' in to 'North Parade' and travel down to 'The Parade' and **turn first left and then first left again** into 'The Avenue' and the property is the **first property** on the **left hand side opposite the garages**.

ENERGY EFFICIENCY RATING: - E (52).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8595-8674-3729-0307-5063.

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

COUNCIL TAX: - BAND C. 2024/25 = £1,726.26p. *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 – 29.04.24

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.03.2024 - REF: 6522