

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- MODERN MIDDLE LINK HOUSE.
- HEAD OF CUL-DE-SAC.
- GAS C/H. JUST OFF BUS ROUTE.
- WALKING DISTANCE LOCAL SCHOOLS AND SHOP.
- ATTRACTIVE BRICK ELEVATIONS.
- 2 DOUBLE BEDROOMS.
- ON STREET PARKING TO FRONT AND REAR.
- WALKING DISTANCE OF TOWN CENTRE.

No 9 Cae Celyn
Brewery Road
Carmarthen SA31 1TL

£125,000 OIRO
FREEHOLD

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

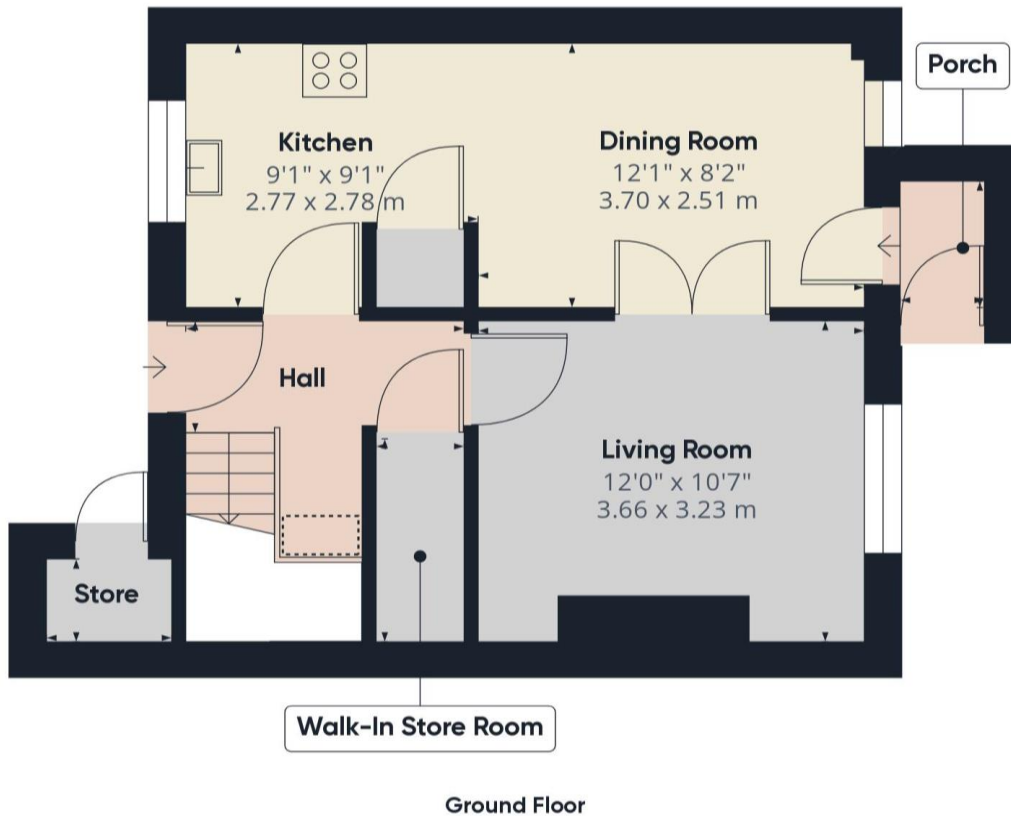


Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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 attractive most conveniently situated modern traditionally built (circa. 1990) **2 DOUBLE BEDROOMED MIDDLE LINKED HOUSE** having brick elevations situated at the **head of a small cul-de-sac** of similar type dwellings that forms part of a larger overall development that was originally constructed as part of a joint private and Local Authority initiative **just off a regular bus route** within **walking distance** of the local shop and Schools and within **walking distance** of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

GAS C/H with thermostatically controlled radiators. **TEXTURED AND COVED CEILINGS.**

PLASTIC COATED ALUMINIUM SINGLE GLAZED WINDOWS.



Floor 1

CANOPIED ENTRANCE PORCH with a part opaque glazed door to

RECEPTION HALL with staircase to First Floor. Radiator. 1 Power point. Understairs storage cupboard. Telephone point. C/h thermostat control. **WALK-IN UNDERSTAIRS CUPBOARD 7' in depth.** Doors to the Living Room and

KITCHEN/DINING ROOM 21' 4" x 8' 3" (6.50m x 2.51m) overall 'L' shaped with windows to front and rear. Part tiled walls. Vinyl floor covering. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. 5 Power points. Part glazed door to the rear porch. Double doors to

LIVING ROOM 12' 2" x 10' 8" (3.71m x 3.25m) with window overlooking the rear garden. Fitted gas fire with back boiler to tiled fireplace. TV point. 2 Power points.

REAR PORCH 3' 9" x 3' (1.14m x 0.91m) with door to outside.

FIRST FLOOR

LANDING with window to stairwell. Access to loft space. Dado rail.

FITTED AIRING/LINEN CUPBOARD

SEPARATE WC with boarded effect vinyl floor covering. Opaque glazed window. WC.

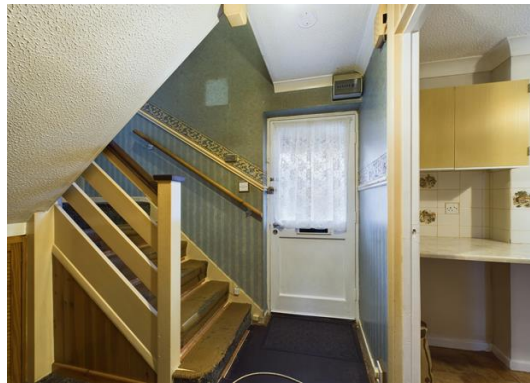
BATHROOM 6' 3" x 5' 11" (1.90m x 1.80m) overall slightly 'L' shaped with part tiled walls. Opaque glazed window. Radiator. 2 Piece suite in white comprising panelled bath and wash hand basin with fitted cupboard beneath.

REAR BEDROOM 1 15' 1" x 8' 10" (4.59m x 2.69m) with dado rail. Radiator. Telephone point. 1 Power point. Window to rear.

REAR BEDROOM 2 12' 2" x 10' 2" (3.71m x 3.10m) plus **built-in wardrobe off.** Window to rear. Radiator. Dado rail. Telephone point. 1 Power point.

EXTERNALLY

Unrestricted on street parking available to front and rear. Rear mainly lawned garden with paved patio area and pedestrian access to 'Brewery Road'. **STORE SHED** off the front porch.







DIRECTIONS: - The property is located by turning off '**Barn Road**' into '**Waterloo Terrace**' and by **passing** the right hand turning for '**Wellfield Road**' continuing into and up '**Brewery Road**' passing the left hand turnings for 'Pentrefelin Street', 'Brynhaul Street', 'Heol Spurrell' and 'Heol Disgwylfa' to **the 'T' junction with 'Russell Terrace'** and by **turning right just after the shop**. Travel **past** the turning for 'Devereaux Drive', 'Hanover Court' and **continue down the hill** and 'Cae Celyn' will be found on the **right hand side opposite 'Bro Hedydd'** with **No 9** being located at the **head of the cul-de-sac in front of you**.

ENERGY EFFICIENCY RATING: - E (45).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8797-7929-1799-0609-1926.

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

COUNCIL TAX: - BAND B 2023/24 = £1,603.78p. *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 UPDATED – 17.01.2024

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.06.2022 - REF: 6384