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Est. 1998

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- **SPACIOUS BAY FRONTED SEMI-DETACHED HOUSE.**
- **SOUGHT AFTER AREA. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **CLOSE TO 'ST. CATHERINE'S WALK SHOPPING PRECINCT.'**
- **WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.**
- **4 BEDROOMS. 2 LIVING ROOMS.**
- **SUNNY ENCLOSED REAR GARDEN.**
- **RELATIVELY LEVEL SHORT WALKING DISTANCE OF TOWN CENTRE.**
- **NO FORWARD CHAIN.**

**No 2 Myrddin Crescent**  
**Carmarthen**  
**SA31 1DX**

**£254,950** OIRO  
**FREEHOLD**

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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.

A most conveniently situated well presented traditionally built (Circa. late 1920's) **BAY FRONTED 4 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** affording **light and airy accommodation** being located in a **much sought after residential area** within a **short level walking distance of 'St. Catherine's Walk Shopping Precinct'** 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**.

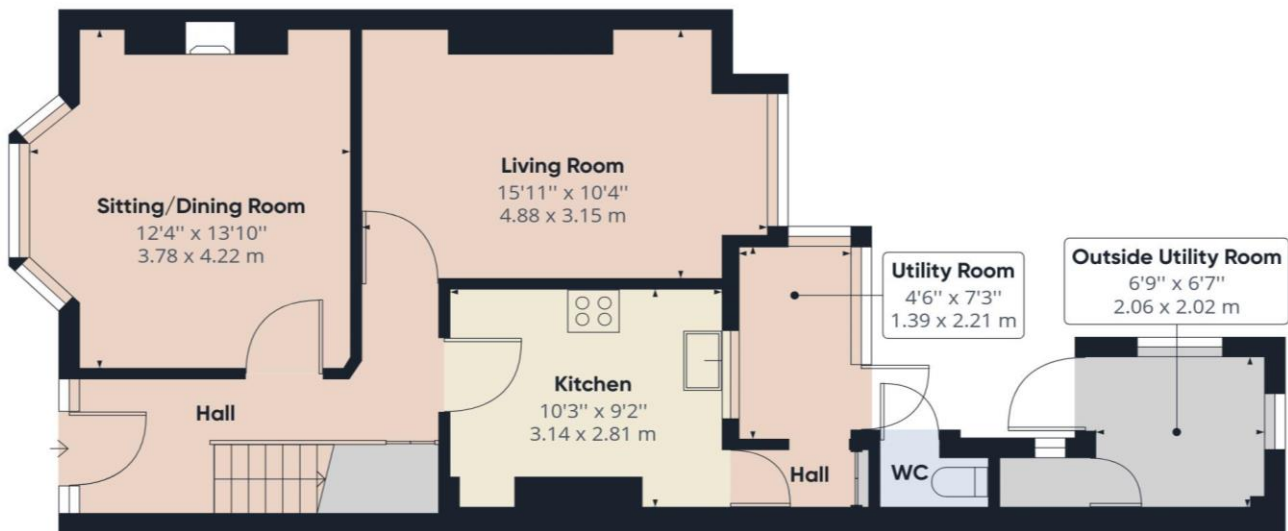
**FIRST TIME ON THE MARKET SINCE 1966. NO FORWARD CHAIN.**

**GAS CENTRAL HEATING** with thermostatically controlled radiators - **new boiler November 2022.**

**PVCu DOUBLE GLAZED WINDOWS** (sash to front elevation). **PLASTIC FASCIAS.**

**MANY ORIGINAL FEATURES. 9' (2.74m) CEILING HEIGHTS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**



**Ground Floor**



**Floor 1**

**PILLARED/CANOPIED ENTRANCE PORCH** with original panelled/glazed entrance door and side screens with stained glass/leaded effect lights to

**RECEPTION HALL** 14' x 5' 9" (4.26m x 1.75m) overall with radiator. Staircase to first floor. Telephone point. C/h timer control. Wood block floor to a 'herringbone' design. Picture rail. Coved ceiling. Opaque glazed doors to the sitting, living rooms and kitchen.

**UNDERSTAIRS STORAGE CUPBOARD** with cloak hooks. Wood block flooring to a 'herringbone' design. Electricity Smart Meter.

**SITTING/DINING ROOM** 13' 10" x 10' 8" (4.21m x 3.25m) into recess plus 7' 8" (2.34m) wide PVCu double glazed bay window. Picture rail. Radiator. 2 Power points. Feature fireplace with display shelving to either side and marble effect hearth.

**LIVING ROOM** 13' 11" x 10' 5" (4.24m x 3.17m) plus 5' 10" (1.78m) wide PVCu double glazed bay window overlooking the rear garden. Feature tiled fireplace incorporating a coal effect gas fire - disconnected. Picture rail. Radiator. TV aerial point. 4 Power points.

**FITTED KITCHEN/BREAKFAST ROOM** 10' 4" x 9' 3" (3.15m x 2.82m) overall with tile effect vinyl floor covering. Radiator. 2 Walls T&G boarded. Part tiled walls. Single glazed window. Radiator. 7 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, hob and cooker hood. Panelled door to

**REAR HALL** with boarded effect laminate flooring. Fitted cupboard. Opening to

**UTILITY ROOM** 7' 1" x 4' 7" (2.16m x 1.40m) with boarded effect laminate flooring. Water stop tap. 2 Power points. Plumbing for washing machine. Fitted base unit. PVCu double glazed roof. Part PVCu double glazed. PVCu part opaque double glazed door to rear.

**FIRST FLOOR** - moulded white panel effect doors

**SPACIOUS LANDING** with dado rail. Coved ceiling. Access to loft space. 1 Power point.

**FITTED CUPBOARD** housing the wall mounted 'Worcester' gas fired central heating boiler (November 2022). 2 Power points.

**FRONT BEDROOM 1** 8' 11" x 6' 10" (2.72m x 2.08m) with picture rail. Radiator. PVCu double glazed window.

**FRONT BEDROOM 2** 13' 2" x 10' 5" (4.01m x 3.17m) with picture rail. PVCu double glazed window. Radiator. Telephone point. 1 Power point.



**BATHROOM 7' 1" x 5' 1" (2.16m x 1.55m)** with fully tiled walls. PVCu opaque double glazed window. 3 Piece coloured suite comprising WC, pedestal wash hand basin and panelled bath with plumbed in shower over, curtain and rail. Radiator - not connected.

**REAR BEDROOM 3 10' 7" x 8' 10" (3.22m x 2.69m)** with radiator. PVCu double glazed window. 1 Power point. Picture rail.

**REAR BEDROOM 4 8' 10" x 8' 3" (2.69m x 2.51m) plus** built in cupboard off. Picture rail. 1 Power point. Radiator. PVCu double glazed window.

**EXTERNALLY**

Unrestricted on-street parking available immediately to fore. Crazy paved railed/gated front garden. Paved gated pathway to side. There is to the rear an enclosed, sunny south facing, walled/close boarded fenced garden that incorporates paved terraces and a lawn. **The rear garden extends for a depth of approximately 40' (12.19m).**

**OUTSIDE WC**

**OUTSIDE UTILITY ROOM 6' 8" x 6' 7" (2.03m x 2.01m)** with water tap. Power and lighting. 2 Windows - 1 PVCu double glazed. Door to

**STORE ROOM**

**GREENHOUSE** on solid base.





**DIRECTIONS:** - 'Myrddin Crescent' is located by turning off 'Wellfield Road' and No 2 is the **second property on the right hand side.**

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

**COUNCIL TAX:** - BAND D 2023/24 = £1,942.04p. *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

27.08.2023 - REF: 6655