

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Land Agents
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Est. 1998

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- WELL PRESENTED MID-TERRACED COTTAGE.
- NO FORWARD CHAIN. 2 BEDROOMS.
- WALLED REAR COURTYARD.
- WALKING DISTANCE 'UWTS'D', 'S4C' AND FIRE STATION.
- EXTENDED AT REAR. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO ST. CATHERINES WALK SHOPPING PRECINCT.
- WALKING DISTANCE GLANGWILI GENERAL HOSPITAL (1.5 MILES).

No 102 St. Catherine Street
Carmarthen
SA31 1RF

£129,950 OIRO
FREEHOLD

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

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The Property
Ombudsman

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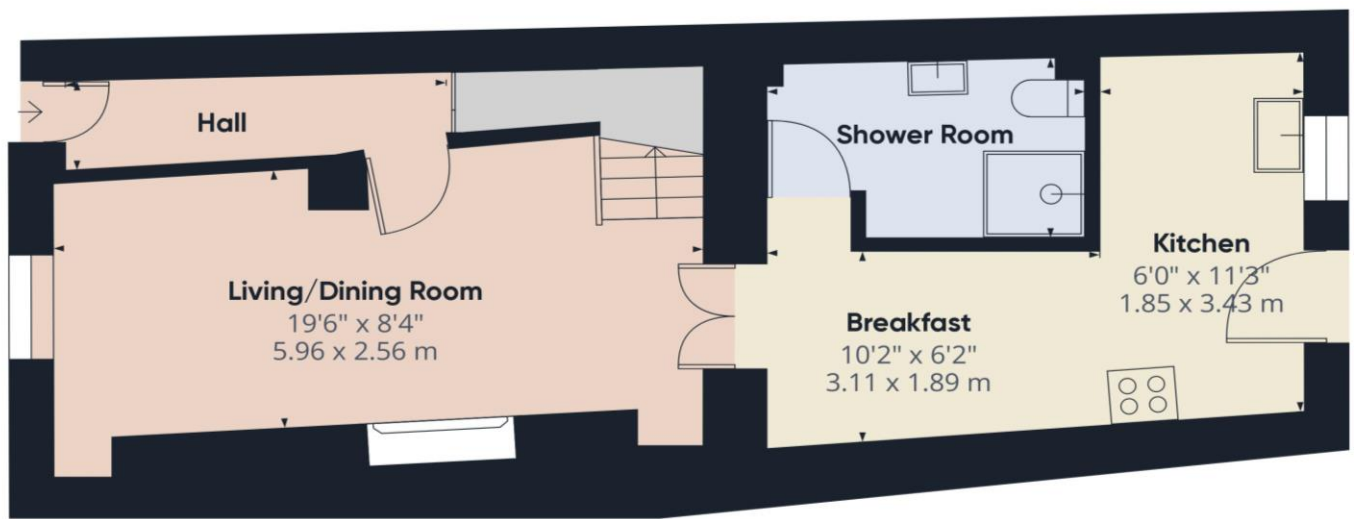
A most conveniently situated very well presented 2 BEDROOMED MID-TERRACED COTTAGE RESIDENCE that has previously been extended at the rear situated close to 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance of 'UWTSD', 'S4C', the Fire Station all of which are within 1 mile and Glangwili General Hospital is approximately 1.5 miles distant.

FIRST TIME ON THE MARKET SINCE 2009. NO FORWARD CHAIN.

GAS C/H with some radiators thermostatically controlled. **PVCu DOUBLE GLAZED WINDOWS.**

SMOOTH SKIMMED CEILINGS. 8' 1" (2.46m) CEILING HEIGHTS TO THE GROUND FLOOR.

THE FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

RECEPTION HALL 11' 8" (3.55m) in depth with PVCu part opaque double glazed entrance door to outside. Ceramic tiled floor. Radiator. Cloak hooks. Pine dado rail. Understairs storage cupboard off with pine boarded door. Pine panelled door to.

LIVING/DINING ROOM 19' 6" x 8' 4" (5.94m x 2.54m) overall with 2 radiators. PVCu double glazed window to fore. Gas meter. Shelved alcove. Telephone point. Feature open stone fireplace with shelved recess to one side. Ceramic tiled floor. Staircase to first floor. 4 Power points. Glazed double doors to

FITTED KITCHEN/BREAKFAST ROOM 16' 7" x 11' 5" (5.05m x 3.48m) overall 'L' shaped with ceramic tiled floor. Double glazed 'Velux' window. Radiator. 9 Power points plus fused point. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a ceramic hob with splashback, cooker hood and electric oven - as new, sink unit. PVCu double glazed window overlooking the rear walled Courtyard. PVCu part opaque double glazed door to rear. Pine panelled door to

SHOWER ROOM 9' 7" x 5' 9" (2.92m x 1.75m) overall slightly 'L' shaped with ceramic tiled floor. Chrome towel warmer ladder radiator. Fully tiled walls. Double glazed 'Velux' window. Extractor fan. Access to loft space. 2 Piece suite in white comprising pedestal wash hand basin and WC. Quadrant shower enclosure with electric shower over.

FIRST FLOOR - 8' (2.41m) Ceiling heights

LANDING with access to loft space. Boarded door to

REAR BEDROOM 1 9' 4" x 8' 11" (2.84m x 2.72m) plus built-in wardrobe with double doors and a radiator. PVCu double glazed window. 2 Power points. Radiator.

BUILT-IN CUPBOARD off over the stairwell housing the 'Vaillant' gas fired central heating combi boiler.

FRONT BEDROOM 2 12' x 9' 10" (3.65m x 2.99m) overall 'L' shaped. Built-in wardrobe with double doors. 2 PVCu double glazed windows to fore. Radiator. Boarded door to the Landing. 2 Power points.

EXTERNALLY

Sunny south facing walled Courtyard **measuring 13' 9" x 12' (4.19m x 3.66m)** plus raised beds off. **OUTSIDE LIGHT.**







DIRECTIONS: - The property is located fronting on to the **wide pavement** in 'St. Catherine Street' **between** the junctions with '**Morley Street**' and '**Water Street**'

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 B 2023/24 = £1,510.47p. *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

30.01.2024 - REF: 6749