

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **MIDDLE LINKED HOUSE.**
- **AVAILABLE LONG TERM.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **DEPOSIT: - £865. EPC RATING: - C (72).**
- **WALKING DISTANCE 'UWTS'D', 'S4C' AND 'PARC DEWI SANT'.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **COUNCIL TAX: - BAND B. 2024/25 £1,621.99p.**
- **CLOSE TO TOWN CENTRE.**
- **WALKING DISTANCE CARMARTHEN PARK AND TESCO SUPERSTORE.**

**No 82 Sycamore Way**  
**Carmarthen**  
**SA31 3QF**

**RENT - £750**

**per Calendar Month EXCLUSIVE**

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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.

## TO LET - CARMARTHEN TOWN CENTRE.

A most conveniently situated very well presented **3 BEDROOMED/2 RECEPTION ROOMED MIDDLE LINKED HOUSE** being located at the **head of a small cul-de-sac** on an established residential estate of similar type former Local Authority built dwellings within a **short walk of the local shop**, within **walking distance** of the 'Co-op' convenience store on 'Ash Grove', 'UWTSD', 'S4C' and 'Parc Dewi Sant' and is within **walking distance** of the **centre of Johnstown** and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

The property briefly affords the following accommodation: - **ENTRANCE HALL, LIVING ROOM, DINING ROOM, FITTED KITCHEN, LANDING, SHOWER ROOM, 3 BEDROOMS. AIRING/LINEN CUPBOARD.**

**GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**

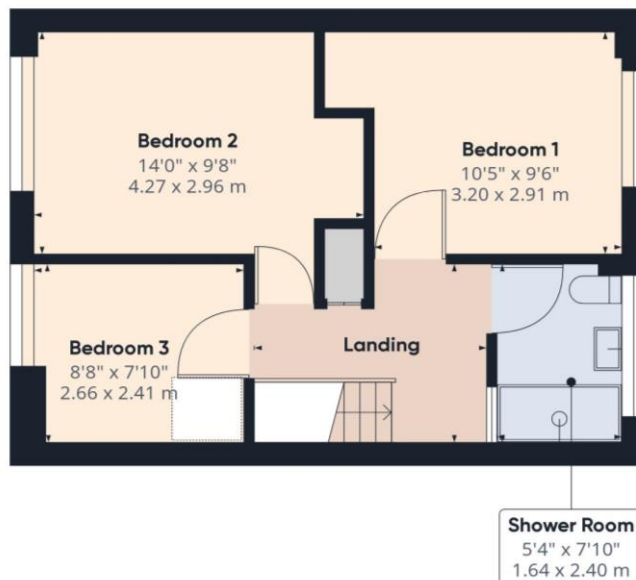
**2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.**

**RENT: - £750** per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

**DEPOSIT: - A Deposit of £865.00** is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.



Ground Floor



Floor 1









**DIRECTIONS:** - From **Carmarthen town centre** proceed up '**Picton Terrace**' and **turn right opposite** the 'National Assembly Offices'/Barracks into '**Picton Place**'. **Turn left** after the Recreation Area/Open space into '**Penbryn Avenue**' and continue to the '**off set**' junction with '**Steele Avenue**' and continue **straight across the road into 'Beech Road'**. Follow the road around the right hand bend **passing** the left hand turning for 'Maple Crescent' to the '**T**' Junction with '**Ash Grove**' and **turn right**. Continue **past** the shop and **turn first right** into the cul-de-sac (**signposted 'Sycamore Way' - rear access - Even Numbers 76 - 106.**) Travel **past** the garages and the property can be found at the the **head of the cul-de-sac** on the left hand side and is the **last but one property**.

**ENERGY EFFICIENCY RATING:** - C (72).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9096-1210-1607-5313-0704.

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

**COUNCIL TAX:** – BAND B 2024/25 = £1,621.99p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

10.04.2024 - REF: 6791