

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- ATTRACTIVE VERY WELL PRESENTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- OIL C/H. MAINS GAS AVAILABLE.
- PRIVATE REAR GARDEN THAT EXTENDS FOR A DEPTH OF APPROXIMATELY 110ft. (33.53m) OVERALL.
- SET BACK OFF AND ABOVE THE ROAD.
- NO FORWARD CHAIN.
- PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO FIRE STATION.
- RELATIVELY LEVEL WALK CARMARTHEN TOWN CENTRE.

**Meirianfa,
No 28 Lime Grove Avenue,
Carmarthen SA31 1SN**

£249,950 OIRO
FREEHOLD

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

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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.

An attractive most conveniently situated very well presented traditionally built (circa. 1960's) **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having part brick elevations situated in a **much sought after residential area** set slightly back off and above the road within **close proximity of 'Carmarthen Fire Station'** and within a **relatively 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 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin.'

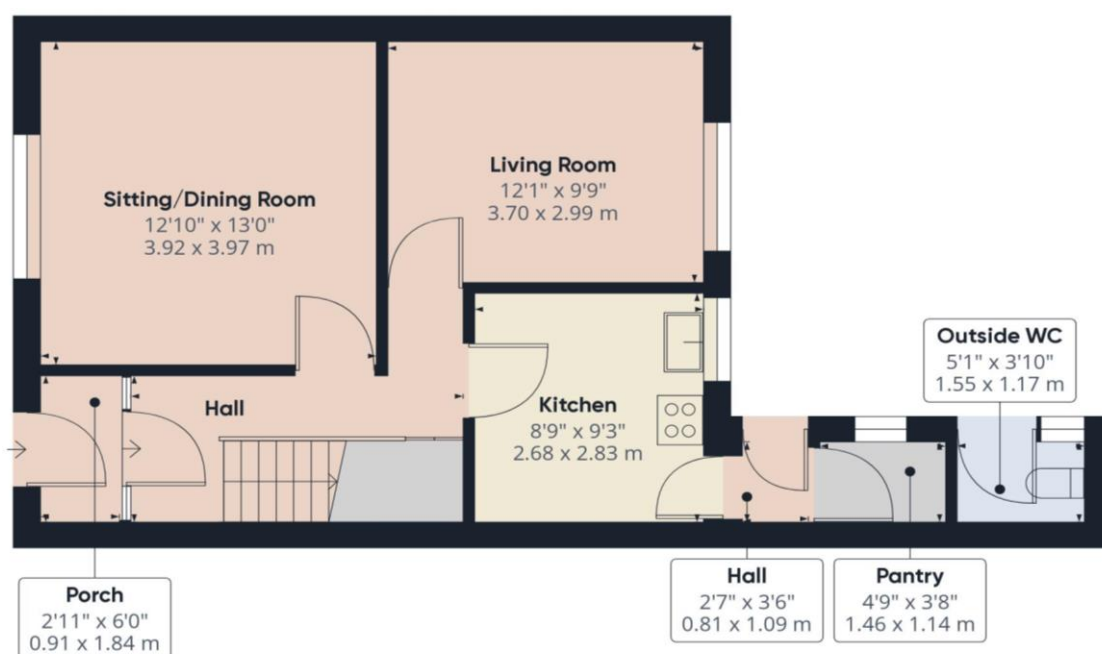
FIRST TIME ON THE OPEN MARKET SINCE THE 1970's. NO FORWARD CHAIN.

OIL C/H with thermostatically controlled radiators. **MAINS GAS AVAILABLE.**

PVCu DOUBLE GLAZED WINDOWS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

8' 5" (2.57M) CEILING HEIGHTS to the ground floor. **PLASTIC FASCIA AND SOFFIT.**

THE BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

VESTIBULE HALL with ceramic tiled floor. PVCu opaque double glazed entrance door. Opaque glazed door with side screens to either side leading to

RECEPTION HALL 12' 7" x 6' 2" (3.83m x 1.88m) with staircase to first floor. Radiator. Telephone point. C/h thermostat and timer control. Understairs storage cupboard.

SITTING/DINING ROOM 13' 2" x 12' 11" (4.01m x 3.93m) with feature fireplace. 2 Radiators. PVCu double glazed picture window. 2 Power points. 2 Wall light fittings.

LIVING ROOM 12' 3" x 9' 11" (3.73m x 3.02m) with radiator. PVCu double glazed window. TV and telephone points. 4 Power points.

FITTED KITCHEN/BREAKFAST ROOM 9' 4" x 8' 11" (2.84m x 2.72m) with vinyl floor covering. PVCu double glazed window. Radiator. 7 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, glazed display units, ceramic hob (2022), electric oven (2022) and cooker hood. Glazed/panel effect door to

REAR HALL with vinyl floor covering. PVCu opaque double glazed window. Electric meter.

WALK-IN PANTRY 4' 9" x 3' 9" (1.45m x 1.14m) with vinyl floor covering. Part tiled walls. 1 Power point. PVCu double glazed window. Fitted shelving.

FIRST FLOOR - 7' 9" (2.36m) Ceiling heights.

LANDING 9' 9" x 5' 11" (2.97m x 1.80m) overall with 1 power point. Access to loft space with electric light.

FITTED FLOOR TO CEILING AIRING/LINEN CUPBOARD housing the hot water cylinder. Slatted shelving.

BATHROOM 8' 4" x 6' 1" (2.54m x 1.85m) with ¾ tiled walls. 2 PVCu opaque double glazed windows. Bathroom cabinet. Radiator. 4 Piece coloured suite comprising pedestal wash hand basin, bidet, WC and panelled bath with shower attachment. Heat and light unit.

REAR BEDROOM 1 12' 4" x 11' (3.76m x 3.35m) with radiator. PVCu double glazed window overlooking the rear garden. 1 Power point.

FRONT BEDROOM 2 12' 11" x 11' (3.93m x 3.35m) with PVCu double glazed window. Radiator. 1 Power point.

FRONT BEDROOM 3 9' 1" x 8' 5" (2.77m x 2.56m) with PVCu double glazed window. Radiator.



EXTERNALLY

Walled/railed decoratively stoned front garden with rose borders. Pillared tarmacadamed entrance drive that leads past the house to the garage and parking/turning area/Courtyard at rear. Rear paved patio with beyond a decorative stoned area with feature standard lamp, herbaceous borders and lawned garden. **OIL STORAGE TANK. OUSTISDE LIGHT and WATER TAP.**

ADJOINING THE HOUSE AT REAR LIES: -

OUTSIDE WC with tiled floor. Fitted cupboard. PVCu double glazed window.

BOILER ROOM 4' 8" x 4' 1" (1.42m x 1.24m) housing the 'Grant' oil fired central heating boiler.

STORE SHED 7' 10" x 6' 1" (2.39m x 1.85m) with power and lighting. PVCu entrance door. PVCu opaque double glazed window.

DETACHED GARAGE 17' 9" x 11' 7" (5.41m x 3.53m) with electronically operated up and over garage door. Power and lighting. PVCu personal door. Single glazed window.

SUMMER HOUSE 7' 6" x 5' 6" (2.28m x 1.68m)

GREENHOUSE 12' x 8' (3.65m x 2.44m)

GARDEN STORE SHED 12' 7" x 5' 9" (3.83m x 1.75m) with PVCu entrance door. Power and lighting.

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: -**







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' and 'Fountain Hall Terrace' **passing** the turnings for 'Glannant Road', 'Pentrefelin Street', 'The Grove', 'Nant yr Arian' and 'Lon Hir' and the property will be found as **you enter** 'Lime Grove Avenue' on the **right hand side**.

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

COUNCIL TAX: - BAND D. 2024/25 = £2,085.41p. **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

10.03.2024 - REF: 6772