

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- BAY FRONTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO FIRE STATION.
- NO FORWARD CHAIN.
- GAS C/H. CAVITY WALL INSULATION.
- GARAGE AND PARKING AT REAR.
- WALKING DISTANCE TOWN CENTRE.

No 1 Lon Hir
Carmarthen
SA31 1SL

£139,950 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 traditionally built (Circa. 1934) **3 BEDROOMED/2 RECEPTION ROOMED BAY FRONTED SEMI-DETACHED HOUSE** having a part brick facade being located in a sought after residential area set slightly back off and above the road within walking distance of Carmarthen Fire Station and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

GAS CENTRAL HEATING with some radiators thermostatically controlled.

CAVITY WALL INSULATION. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIAS.

TEXTURED CEILINGS. 8' 6" (2.59m) CEILING HEIGHTS TO THE GROUND FLOOR.

NO FORWARD CHAIN. THE FITTED CARPETS ARE INCLUDED.

FROM THE PROPERTY VIEWS ARE ENJOYED OVER CARMARTHEN TOWARDS 'GREEN CASTLE' WOODS AND BEYOND.

FEATURE

CANOPIED/PILLARED/BRICK ARCHED ENTRANCE PORCH with tiled floor. PVCu part opaque double glazed entrance door and side screen to

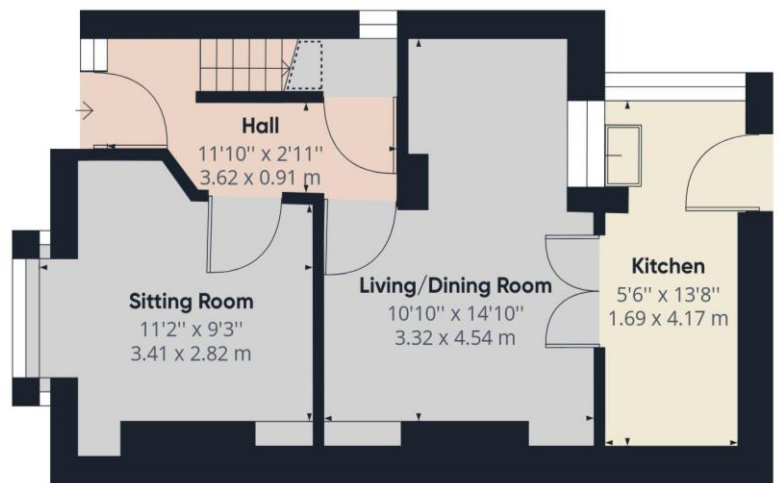
RECEPTION HALL 12' (3.65m) in depth with radiator. 2 Power points. Staircase to first floor. Smoke alarm. Telephone point. C/h timer control. Opaque glazed/panelled door to the sitting/dining room.

UNDERSTAIRS STORAGE CUPBOARD with opaque PVCu double glazed window. Fitted shelving.

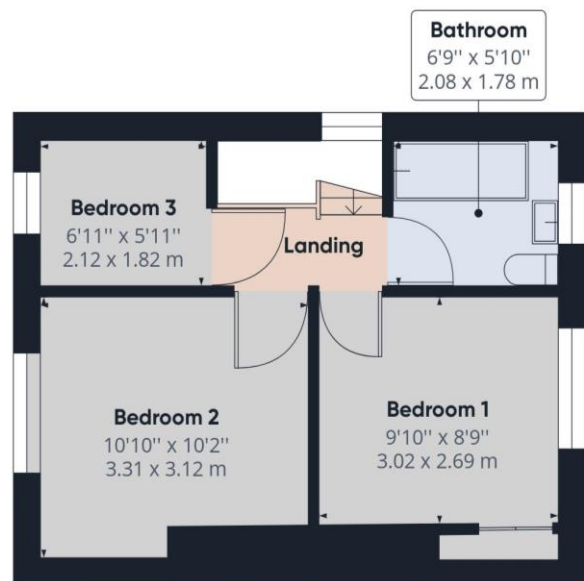
SITTING ROOM 9' 8" ext to 11' 4" x 8' 10" ext. to 9' 8" (2.94m x 2.69m) ext. to (3.45m x 2.95m) with 5 power points. Boarded floor. Radiator. PVCu double glazed bay window. Picture rail. Reconstituted stone former fireplace.

LIVING/DINING ROOM 14' 7" x 10' (4.44m x 3.05m) overall 'L' shaped formerly 2 rooms with feature fireplace with arched alcoves to either side and TV/display shelving. Telephone point. 8 Power points. PVCu double glazed window. Radiator. Opaque glazed double doors to

FITTED KITCHEN 13' 6" x 5' 2" (4.11m x 1.57m) overall with vinyl floor covering. Part tiled/decoratively clad walls. PVCu double glazed window with a view over Carmarthen. 9 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a glazed display unit, cooker hood and sink unit. Plumbing for washing machine. PVCu part opaque double glazed door to outside.



Ground Floor



Floor 1

FIRST FLOOR - 8' 2" (2.49m) ceiling heights.

LANDING with access to loft space. PVCu double glazed window with views over Carmarthen and beyond. Smoke alarm. 1 Power point

BATHROOM with 3 piece suite in white comprising WC, pedestal wash hand basin and shower bath with plumbed-in shower over and shower screen. Respatex clad walls. PVCu opaque double glazed window. Extractor fan. Vinyl floor covering. Radiator.

REAR BEDROOM 1 9' 9" x 9' 2" (2.97m x 2.79m) with picture rail. 2 Power points. PVCu double glazed window. Radiator. Carbon Monoxide alarm. Fitted cupboard/wardrobe housing the 'Potterton' gas fired combi boiler (2012).

FRONT BEDROOM 2 10' 8" x 10' 3" (3.25m x 3.12m) overall with radiator. 5 Power points. PVCu double glazed window. Picture rail. Telephone point.

FRONT BEDROOM 3 6' 10" x 6' (2.08m x 1.83m) with radiator. PVCu double glazed window. Picture rail. 2 Power points.

EXTERNALLY

Unrestricted on street parking available immediately to fore. Decoratively stoned walled front and side gardens. Small rear courtyard. Car parking for one vehicle to the rear that leads to the garage. **OUTSIDE LIGHT** and **WATER TAP**.

GARAGE 14' 8" x 7' 2" (4.47m x 2.18m) ext 7' 10" (2.39m) of concrete block construction. Power and lighting. Double doors.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street/Fountain Hall Terrace/Parc yr Afon' continuing **past** the turnings for 'The Grove' and 'Nant yr Arian' and **turn next right** in to 'Lon Hir' and the property is the **first on the left hand side just after** a left hand turning.

ENERGY EFFICIENCY RATING: - D (67).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0986-1210-9007-4011-0704.

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

COUNCIL TAX: – BAND C 2023/24 = £1,726.26p. **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 amended – 06.11.23, 08.02.2024

VIEWING

17.08.2023 - REF: 6643

Strictly by appointment with Gerald R Vaughan Estate Agents