



- ATTRACTIVE IMPROVABLE END OF LINK HOUSE (1 OF 4).
- PVCu DOUBLE GLAZED WINDOWS.
- GAS C/H. CAVITY WALL INSULATION.
- WALKING DISTANCE 'UWTSD', 'S4C' AND 'PARC DEWI SANT'.
- 3 BEDROOMS. 2 LIVING ROOMS.
- FRONT AND REAR GARDENS.
- ON STREET PARKING AVAILABLE IMMEDIATELY TO FORE.
- WALKING DISTANCE TOWN CENTRE.

No 51 Ash Grove
Carmarthen
SA31 3PZ

£149,950 OIRO
FREEHOLD

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An attractive most conveniently situated traditionally built (circa. 1963) **3 BEDROOMED END OF LINK HOUSE** (1 of 4) affording **improvable accommodation** being located on an established residential estate of former Local Authority built dwellings of similar types and designs, most of which are now privately owned being located within **close proximity of the local shop and within walking distance of the 'Co-op' convenience store, 'UWTSD', 'Canolfan S4C yr Egin', 'Parc Dewi Sant'** and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also situated within **walking distance of the new shop/convenience store/Post Office and Nursery/Primary Schools in Johnstown** and enjoys **ease of access to the A40/A48 trunk roads.**

FIRST TIME ON THE MARKET SINCE 1991. NO FORWARD CHAIN.

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

PLASTIC FASCIA. CAVITY WALL INSULATION.

CANOPIED ENTRANCE PORCH with PVCu entrance door having opaque double glazed lights to

RECEPTION HALL 12' 9" x 5' 10" (3.88m x 1.78m) overall with mains smoke alarm. Staircase to first floor. Understairs storage area. Radiator. Boarded effect laminate flooring. Telephone point. PVCu double glazed window to side. Opaque glazed door to

LIVING ROOM 12' 11" x 12' 10" (3.93m x 3.91m) with PVCu double glazed window to fore. Fitted shelving. TV point. Radiator. 4 Power points. Feature fireplace incorporating an electric fire. Provision for gas fire. Glazed door to

DINING ROOM 9' 3" x 9' 1" (2.82m x 2.77m) with radiator. PVCu double glazed double French doors to and overlooking the rear garden. Telephone point. 3 Power points. Opening to

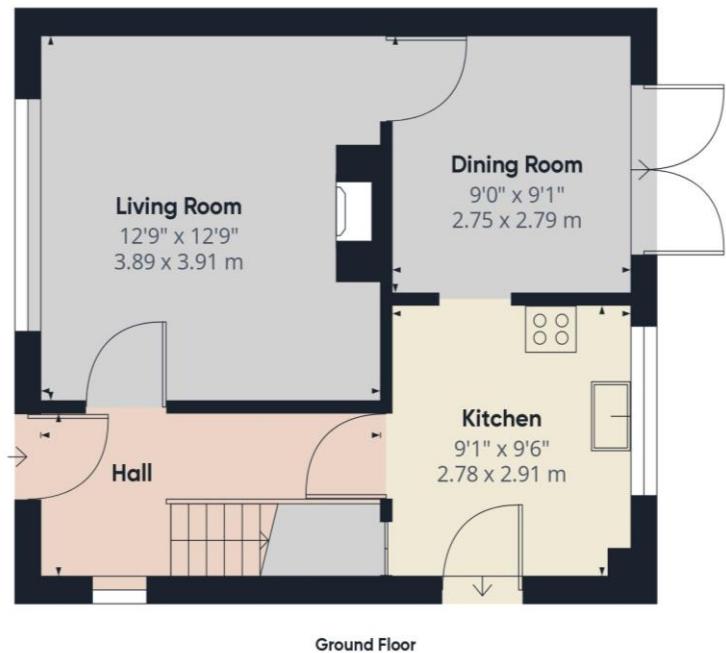
KITCHEN 9' 6" x 9' 1" (2.89m x 2.77m) with ceramic tiled floor. PVCu double glazed window overlooking the rear garden. Part tiled walls. Aluminium opaque double glazed door to side. Water stop tap. Plumbing for washing machine. 4 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

BUILT-IN UNDERSTAIRS STORAGE CUPBOARD OFF housing the electric consumer unit and meter. 2 Power points.

SIDE CANOPIED ENTRANCE PORCH

FIRST FLOOR

LANDING with access to loft space. Mains smoke alarm. PVCu double glazed windows. C/h thermostat control.



Floor 1

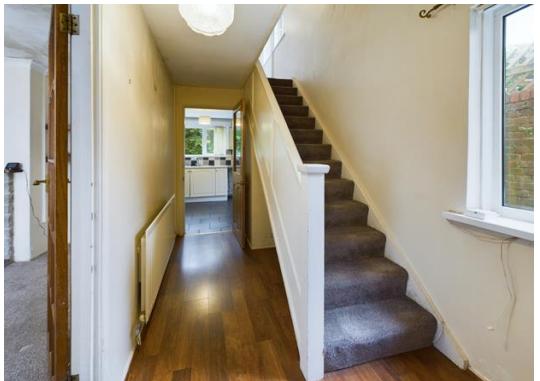
BUILT-IN AIRING/LINEN CUPBOARD OFF housing the 'Vaillant' gas fired central heating combi boiler. Slatted shelving.

SEPARATE WC with WC in white. PVCu opaque double glazed window.

BATHROOM with fully tiled walls. 2 Piece suite in white comprising pedestal wash hand basin and cast iron bath with electric shower over - NOT TESTED - curtain and rail. PVCu opaque double glazed window. Radiator.



REAR BEDROOM 1 10' 6" min. x 10' 8" (3.20m x 3.25m) into recess suitable for a fitted wardrobe. PVCu double glazed window. Radiator. 2 Power points.



FRONT BEDROOM 2 11' 3" x 10' 4" ext. to 12' 10" (3.43m x 3.15m ext. to 3.91m) with radiator. PVCu double glazed window. 2 Power points. Fitted floor to ceiling wardrobe to recess.

FRONT BEDROOM 3 8' 5" x 7' 10" (2.56m x 2.39m) overall 'L' shaped with radiator. PVCu double glazed window to fore. 2 Power points. Fitted cupboard off over the stairwell.



EXTERNALLY

Unrestricted on street parking available immediately to fore. Walled/gated lawned front garden. Side gated pathway. Enclosed rear garden with crazy paved/concreted patio area leading to an enclosed lawned garden. **OUTSIDE LIGHT and WATER TAP.**

GARDEN STORE SHED 8' x 4' 6" (2.44m x 1.37m) Brick built.







DIRECTIONS: - The property may be approached from the '**Jobs Well Road**', '**College Road**' or '**Picton Terrace**' directions. From '**Picton Terrace**' turn into '**Picton Place**' and continue **through 'Penbryn Avenue'** **passing** the right hand turning for '**Steele Avenue**' **travelling into and through 'Beech Road'** to the '**T' junction** with '**Ash Grove**' and the property will be **found directly in front of you** on the **opposite** side of the road to the new development.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9337-1121-5300-0637-0296.

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: - **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 – 23.07.24

VIEWING

06.06.2024 - REF: 6840

Strictly by appointment with Gerald R Vaughan Estate Agents