

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Surveyors

Est. 1998

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



- 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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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.



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

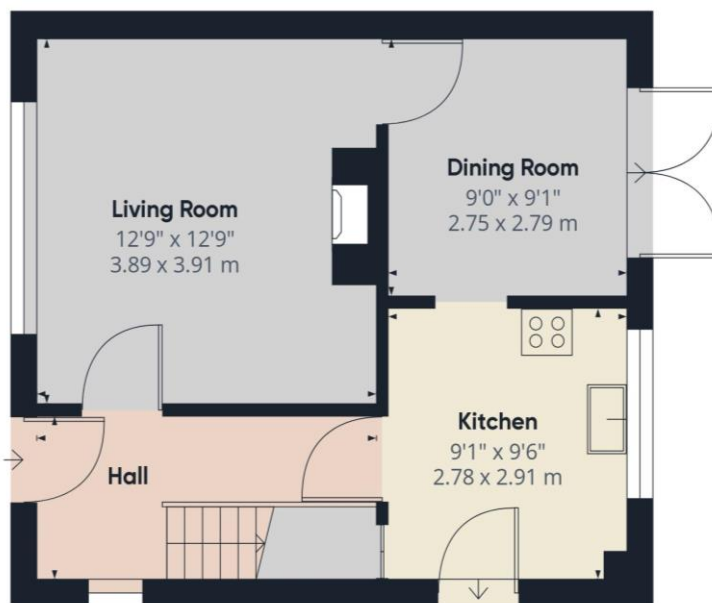
**KITCHEN** 9' 6" x 9' 1" (2.89m x 2.77m) with ceramic tiled floor. PVCu double glazed window overlooking the rear garden. Part tiled walls. Aluminium opaque double glazed door to side. Water stop tap. Plumbing for washing machine. 4 Power points. Range of fitted base and eye level kitchen units incorporating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



Ground Floor



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**

Strictly by appointment with Gerald R Vaughan Estate Agents

06.06.2024 - REF: 6840