

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

Valuers
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Est. 1998

www.geraldvaughan.co.uk



- **BAY FRONTED GRADE II LISTED VICTORIAN RESIDENCE.**
- **MANY CHARACTER FEATURES.**
- **8 BEDROOMS. 4 LIVING ROOMS.**
- **MAINS GAS CONNECTED.**
- **ACCOMMODATION OVER 4 FLOORS.**
- **IN NEED OF COMPLETE RENOVATION.**
- **3 ATTIC ROOMS. 2 WC'S.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

Min yr Afon
No 8 The Parade
Carmarthen SA31 1LY

£175,000 OIRO
FREEHOLD

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Ombudsman

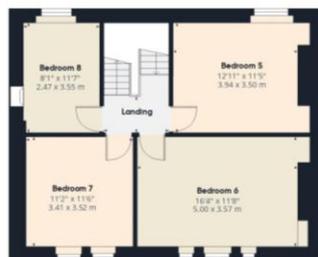
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



*An improvable conveniently situated **Grade II Listed Victorian (1881) BAY FRONTED 4 STOREY TERRACED RESIDENCE** affording **8 BEDROOMED/4 RECEPTION ROOMED** accommodation with in addition a **3 ROOMED ATTIC** affording **many character features** that is in **need of renovation** having a large garden at rear being located on 'The Parade' within **walking distance** of the Railway Station, Public Library, Doctors Surgeries and 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 Glangwili General Hospital.*

GAS C/H - NOT TESTED. SINGLE GLAZED SASH WINDOWS.

MANY CHARACTER FEATURES INCLUDING FEATURE FASCIA BOARD, ORIGINAL COVINGS, ORIGINAL PANELLED INTERNAL DOORS, PICTURE RAILS, EXPOSED ORIGINAL FLOORS, SOME ORIGINAL FIREPLACES, GOTHIC STYLE WINDOWS, 7" AND 8" (17.78cm and 20.32cm) SKIRTING BOARDS ETC.

9' AND 9' 10" (2.74m and 3m) CEILING HEIGHTS to the ground floor.

CANOPIED ENTRANCE PORCH with original panelled and glazed entrance door with arched fan light to

RECEPTION HALL 11' 6" x 4' 1" (3.50m x 1.24m) with original coving and an original glazed/panelled door with stained glass lights to the inner hall.

SITTING/DINING ROOM 17' x 11' 8" (5.18m x 3.55m) overall plus 7'3 (2.21m) wide single glazed bay window. Tiled fireplace. 2 Radiators. 2 Power points. Picture rail. Original coving.

INNER HALL with staircase to first floor. Radiator. Power point. Telephone point. Original Servants bell.

UNDERSTAIRS STORAGE CUPBOARD with wall mounted "BAXI" C/H boiler - not tested

LIVING ROOM 14' x 11' 7" (4.26m x 3.53m) overall with single glazed window to rear. Picture rail. Radiator. 2 Power points. Original coving. Feature fireplace with original pine surround and tiled hearth.

SIDE INNER HALL 14'10' in depth with doors to side service lane and courtyard. Electricity consumer unit and meter. Cloak hooks. Door to

BREAKFAST/DINING ROOM 13' 2" x 10' 8" (4.01m x 3.25m) with a tiled floor. Radiator. 4 Power points. Single glazed window overlooking the courtyard. Original servants bell. C/H timer control. 'The Kempton Prince' cooking range with open fire and tiled surround have a recess to one side. Dado rail. Door to

KITCHEN 13' 3" x 7' 2" (4.04m x 2.18m) with tiled floor. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a ceramic hob, sink unit, and an electric oven. Door to the side Courtyard. Single glazed window. 10 Power points. Secondary electricity consumer unit. Opening to



WALK-IN PANTRY 8' 8" x 4' 2" (2.64m x 1.27m) with tiled floor. Fitted shelving. 4 Power points. Single glazed window.

FIRST FLOOR with 8' 9" and 8' 4" ceiling heights.

HALF LANDING with radiator. 1 Power point.

REAR LANDING with walk-in store room off with single glazed window.

SEPARATE WC with single glazed window.

BATHROOM 13' 1" x 10' 8" (3.98m x 3.25m) overall with part tiled walls. Radiator. Exposed boarded floor. Former fireplace surround and slate hearth. Single glazed window. 2 piece suite comprising pedestal wash hand basin and bath. **FITTED AIRING/LINEN CUPBOARD** with slatted shelving and a hot water cylinder - not connected. Door to

REAR BEDROOM 1 14' 4" x 13' 3" (4.37m x 4.04m) overall slightly 'L' shaped with exposed boarded floor. Radiator. Original fireplace surround and hearth. 4 Power points. Single glazed window. Built-in cupboard off.

FRONT LANDING with exposed boarded floor. Staircase to second floor.

REAR BEDROOM 2 12' 11" x 11' 7" (3.93m x 3.53m) with single glazed window. Radiator. 2 Power points. Boarded floor. Former fireplace surround having built-in cupboards to either side having pine panelled doors.

LIVING ROOM 19' x 11' 6" (5.79m x 3.50m) plus single glazed bay window with single glazed doors to the **Railed Balcony** either side. Original covings. Picture rail. 2 Power points. Radiator. Original fireplace with mirrored overmantle and tiled hearth.

FRONT BEDROOM 3 11' 7" x 9' 6" (3.53m x 2.89m) with a power point. Radiator. 2 Single glazed windows to fore.

REAR BEDROOM 4 11' 8" x 7' 4" (3.55m x 2.23m) overall slightly 'L' shaped with a power point. Radiator. Exposed boarded floor. Original Victorian cast iron fireplace.

SECOND FLOOR with 8'4" ceiling heights.

LANDING with exposed boarded floor. Staircase to third floor.

REAR BEDROOM 5 14' 1" x 11' 6" (4.29m x 3.50m) overall with exposed boarded floor. Single glazed window. Former fireplace surround and slate hearth. 1 Power point.

FRONT BEDROOM 6 17' 7" x 11' 9" (5.36m x 3.58m) overall with exposed boarded floor. 1 Power point. Original covings. Former fireplace surround and slate hearth. 3 Single glazed windows to fore.

FRONT BEDROOM 7 11' 8" x 11' 2" (3.55m x 3.40m) with exposed boarded floor. Original covings. 2 Single glazed windows.



REAR BEDROOM 8 11' 8" x 8' 1" (3.55m x 2.46m) with original cast iron Victorian fireplace with slate hearth. Exposed boarded floor. Single glazed window. 1 Power point.

THIRD FLOOR with vaulted ceiling and exposed beams.

ATTIC ROOM 1 11' 9" x 9' 7" (3.58m x 2.92m) extending to 15'7" with eaves storage off. Exposed boarded floor. Glazed/Panelled door to stairwell. Boarded doors to Room 3 and

ATTIC ROOM 2 15' 9" x 10' 2" (4.80m x 3.10m) with exposed boarded floor. Exposed beams. Double glazed 'Velux' window.

ATTIC ROOM 3 15' 9" x 8' 5" (4.80m x 2.56m) with exposed boarded floor. Triple aspect. Eaves storage cupboards off. 2 Double glazed 'Velux' windows. Single glazed window to side. Secondary electricity consumer unit.

EXTERNALLY

Gated/railed/walled forecourt. Shared side arched alleyway with pedestrian right of way that has doors to rear Courtyard and garden.

REAR/SIDE PART COVERED COURTYARD 30' 10" x 6' (9.39m x 1.83m)

OUTSIDE WC with part original quarry tiled floor. WC in white. Original boarded door.

STORE SHED off the rear shared pathway

GARDEN STORE SHED 17' 1" x 11' 1" (5.20m x 3.38m) of stone construction.







DIRECTIONS: - Turn off 'Priory Street' into 'North Parade' and continue to the **junction** with 'The Parade' and **turn right**. Continue **past** 'Hafan Tywi' and Ty Rhys' and the property will be found a little further along on the **right hand side**.

ENERGY EFFICIENCY RATING: - Exempt as the property is Grade II Listed and is un-inhabitable.

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

COUNCIL TAX: - BAND F. 2025/26 = £ 3,270.32p. **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

20.02.2026 - REF: 7183