

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
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• ESTATE AGENTS •

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Est. 1998

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- VERY WELL PRESENTED SEMI-DETACHED HOUSE.
- 2 BEDROOMS. GAS C/H.
- PRIVATE CAR PARKING.
- WALKING DISTANCE CARMARTEN FIRE STATION.
- ESTABLISHED SOUGHT AFTER RESIDENTIAL ESTATE.
- PVCu DOUBLE GLAZED WINDOWS.
- FRONT AND REAR GARDENS.
- WALKING DISTANCE VIA 'LON HIR' OF TOWN CENTRE.

**No 47 Heol Rudd**  
Carmarthen  
SA31 1ST

**£165,000** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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.

*A most conveniently situated very well presented **2 DOUBLE BEDROOMED SEMI-DETACHED HOUSE** located in a **sought after area** set slightly back off and above the road being located on an established modern residential estate of former Local Authority built dwellings of similar types and designs **just off a regular bus route** within a **relatively short walking distance of Carmarthen Fire Station** and the **local shops** at the top of **'Brewery Road'** and is located within **walking distance** (via 'Lon Hir') of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

**GAS C/H** - with thermostatically controlled radiators. **SMOOTH SKIMMED AND COVD CEILINGS.**  
**MOULDED WHITE BOARDED EFFECT INTERNAL DOORS.** **PLASTIC FASCIA AND SOFFIT.**  
**PVCu COUBLE GLAZED WEINDOWS.** **THE FITTED CARPETS ARE INCLUDED.**

**CANOPIED ENTRANCE PORCH** with PVCu entrance door having opaque double glazed stained glass/leaded effect lights.

**RECEPTION HALL** with staircase to first floor. 2 Power points. Telephone point.

**LIVING ROOM 13' 7" x 11' 5" (4.14m x 3.48m)** with radiator. Feature open fireplace with provision for a gas fire. PVCu double glazed french door and side screen to and overlooking the rear garden. 4 Power points. C/h thermostat control.

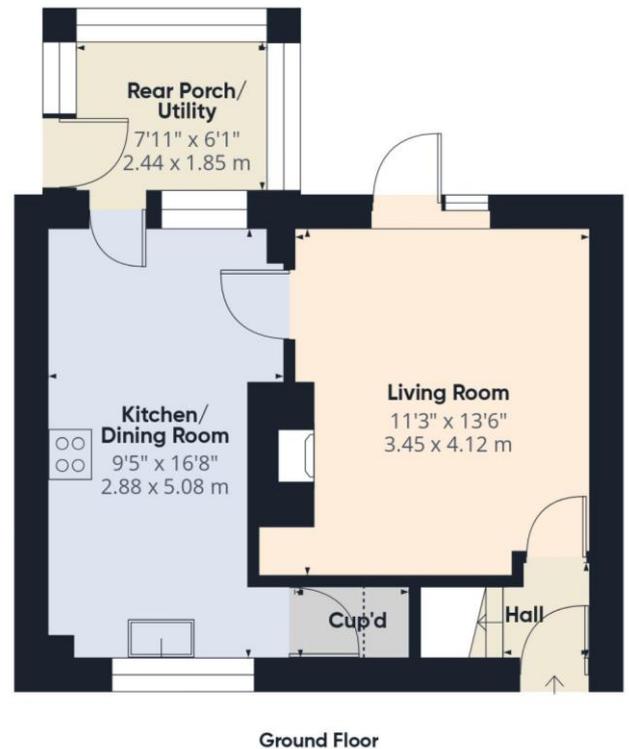
**FITTED KITCHEN/DINING ROOM 16' 9" x 9' 7" (5.10m x 2.92m) overall** with boarded effect laminate flooring. Radiator. Double aspect. PVCu double glazed window to fore. Plumbing for washing machine. Fitted corner storage cupboard with louvre door. Recessed downlighting. Radiator. Understairs storage cupboard off. 7 Power points plus fused points. Range of fitted based and eye level kitchen units incorporating a sink unit, integrated dishwasher, gas hob with splashback, electric oven and canopied cooker hood. PVCu double glazed door to

**UTILITY ROOM 7' 9" x 9' 10" (2.36m x 2.99m)** half PVCu double glazed under a polycarbonate roof. Ceramic tiled floor. 2 Power points. Plumbing for washing machine. PVCu part double glazed door to rear.

## **FIRST FLOOR**

**LANDING** with 2 Power points. PVCu double glazed window to fore with a view.

**BATHROOM 6' 11" x 6' 6" (2.11m x 1.98m)** overall with PVCu opaque double glazed window. Feature tiled floor. Fully tiled walls. Radiator. 3-piece suite in white comprising WC, wash hand basin with fitted storage cupboard beneath and panelled bath with shower attachment and shower screen.



Floor 1

**REAR BEDROOM 1 11' 8" x 9' 7" (3.55m x 2.92m)** with access to loft space. Radiator. 6 Power points. PVCu double glazed window.

**REAR BEDROOM 2 13' 8" x 9' 4" (4.16m x 2.84m)** plus built-in cupboard off over the stairwell. PVCu double glazed window. Radiator. 2 Power points.

**BUILT-IN CUPBOARD OFF** with wall mounted ideal LOGIC COMBI 30 gas fired central heating boiler. C/h timer control.

**EXTERNALLY**

Front walled lawned garden. Tarmacadamed entrance drive providing private car parking. In addition there is un-restricted parking available immediately to fore. Gated side pathway. Rear paved patio with beyond an enclosed walled/close boarded fenced mainly lawned garden. **OUTSIDE LIGHT and WATER TAP.**







**DIRECTIONS:** - From **Carmarthen town centre** 'Heol Rudd' may be approached from **either** the '**Brewery Road**' or '**Lime Grove Avenue**' directions. From '**Lime Grove Avenue**' **turn right opposite** the turning for the Fire Station into 'Russell Terrace'. Continue a **short distance** up 'Russell Terrace' and **turn first right** in 'Heol Rudd' and travel towards the top of 'Heol Rudd' and the property will be found on the **right hand side before** a left hand bend.

**ENERGY EFFICIENCY RATING:** - D (63).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8778-7322-4700-0386-5902.

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

**COUNCIL TAX:** - BAND B. 2025/26 = £1,760.95p. *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

25.02.2026 - REF: 7212