

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- ATTRACTIVE DOUBLE FRONTED SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- SUNNY ENCLOSED REAR GARDEN.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- 3 BEDROOMS. GAS C/H.
- PRIVATE CAR PARKING.
- WALKING DISTANCE 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- WALKING DISTANCE 'UWTS'D' AND 'S4C'.

No 1 Ferrar Street
Carmarthen
SA31 1RP

£165,000 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.

*A most conveniently situated traditionally built (1930's) double fronted **3 BEDROOMED SEMI-DETACHED HOUSE** having an attractive part brick facade being located at the beginning of a cul-de-sac of similar type former Local Authority built dwellings within a **relatively short walking distance** of 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within **walking distance** of 'UWTSD' and 'S4C'.*

GAS C/H with thermostatically controlled radiators - **new boiler and radiators in 2022.**

PVCu DOUBLE GLAZED WINDOWS. OAK EFFECT PANELLED INTERNAL DOORS.

8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR. SMOOTH SKIMMED CEILINGS.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE CAVITY WALL INSULATION HAS BEEN REMOVED FROM THE PROPERTY.

CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

FITTED KITCHEN/DINING ROOM 15' 10" x 18' (4.82m x 5.48m) overall 'L' shaped with ceramic tiled floor. Radiator. PVCu opaque double glazed window to fore. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a wine rack, sink unit, oven, hob and canopied cooker hood. PVCu double glazed window to rear. PVCu part opaque single glazed door to rear. Plumbing for washing machine. 7 Power points. Staircase to first floor. Understairs storage cupboard.

WET ROOM 5' 10" x 5' 2" (1.78m x 1.57m) with extractor fan. 2 Piece suite in white comprising wash hand basin and WC. Fitted shower seat. Plumbed-in shower. Radiator. Waterproof panelled walls. PVCu opaque double glazed window. Wet room flooring.

THROUGH LIVING ROOM 15' 10" x 11' 2" (4.82m x 3.40m) overall with C/h thermostat control. Oak boarded effect flooring. Double aspect. 2 PVCu double glazed windows. Telephone point. 4 Power points. Radiator. Tiled fireplace (the gas fire has been disconnected).

FITTED FLOOR TO CEILING CUPBOARD with 2 pairs of pine double doors. Wall mounted gas fired 'Logic combi 30' gas fired central heating combi boiler. C/h timer control. 1 Power point.

FIRST FLOOR - original painted white panelled internal doors.

LANDING with PVCu double glazed window. 1 Power point.



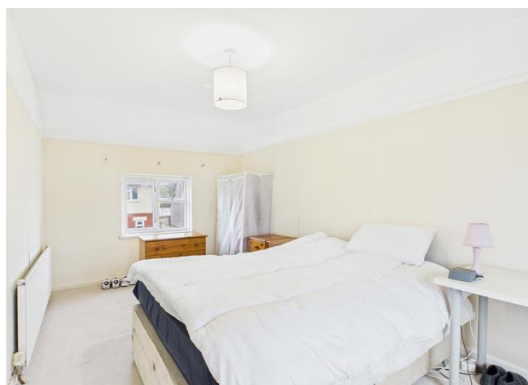
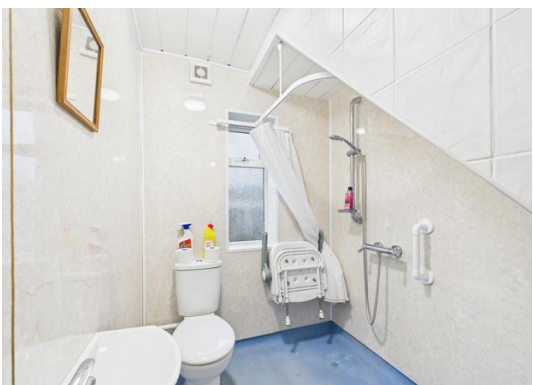
BEDROOM 1 15' 10" x 8' 10" (4.82m x 2.69m) with PVCu double glazed windows to front and rear. Double aspect. Radiator. 2 Power points . Picture rail.

REAR BEDROOM 2 8' 2" x 7' 11" (2.49m x 2.41m) with radiator. PVCu double glazed window. Picture rail. 2 Power points.

FRONT BEDROOM 3 13' x 7' 6" (3.96m x 2.28m) plus fitted cupboard with double doors and recess with PVCu double glazed window. Radiator. Access to loft space. 2 Power points. Picture rail.

EXTERNALLY

Forecourt garden. Private car parking to one side. There is to the rear a sunny enclosed lawned garden enjoying a south to south westerly aspect that measures **approximately 36' x 32' (10.97 x 9.75m) approx.** Decked sun terrace. **OUTSIDE WATER TAP.**





DIRECTIONS: - '**Ferrar Street**' is located by turning off 'Water Street/Fountain Hall Terrace' into '**Pentrefelin Street**' by the 'New Dairies Club'. Continue a **short distance** and **turn first left** into 'Ferrar Street' and **No. 1** is the **first property on the left hand side**.

ENERGY EFFICIENCY RATING: - D (59).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 5616-8045-4102-0193-0106.

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

11.11.2025 - REF: 7148