

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Est. 1998

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



- WELL PRESENTED END TERRACE COTTAGE WITH PARKING FOR 2 AT REAR.
- 2 BEDROOMS. UTILITY ROOM.
- SUNNY REAR GARDEN.
- SHORT LEVEL WALK CARMARTHEN TOWN CENTRE.
- COMPLETELY RENOVATED 2008 to 2011.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- FIRST TIME ON THE MARKET SINCE 2003.
- WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.

**No 69 Richmond Terrace**  
**Carmarthen**  
**SA31 1HF**

**£139,950** OIRO  
**FREEHOLD**

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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 well presented **2 BEDROOMED END OF TERRACE 'cottage' style HOUSE** that has been **completely renovated** since 2003 with **CAR PARKING FOR 2** at rear situated within a **relatively short level 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 also being located within **walking distance** of **Glangwili General Hospital**.*

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

**FIRST TIME ON THE MARKET SINCE 2003.**    **SMOOTH SKIMMED CEILINGS**.

**PLASTIC FASCIS.**    **THE FITTED CARPETS (2025) ARE INCLUDED.**



**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

**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.



**ENTRANCE VESTIBULE** with ceramic tiled floor. Electricity consumer unit. PVCu part opaque double glazed entrance door. Pine panelled door to

**LIVING ROOM 13' 7" x 13' 1" (4.14m x 3.98m)** overall slightly 'L' shaped with boarded effect ceramic tiled floor. PVCu double glazed window to fore. 5 Power points. Telephone point. Feature fireplace with tiled surround incorporating a multi-fuel roomheater on slate hearth. Smoke alarm. Glazed/panelled door to

**FITTED KITCHEN/DINING ROOM 15' 2" x 11' 1" (4.62m x 3.38m)** overall with tiled floor. C/h timer and thermostat control. Smoke alarm. Staircase to first floor. PVCu double glazed double French doors to outside. Chrome towel warmer ladder radiator. Part tiled walls. 11 Power points plus fused points. Range of fitted base and eye level oak effect kitchen units incorporating a 'Butlers' sink, plate rack and glazed display unit. Extractor fan. **The 'Beko' dual fuel (electric and gas) cooking range is NEGOTIABLE.** Opening to

**UTILITY ROOM/SECONDARY KITCHEN 10' 7" x 9' 7" (3.22m x 2.92m)** with radiator. Slate effect tiled floor. Polycarbonate roof. Range of fitted base and eye level kitchen units incorporating glazed display units. Part PVCu double glazed door to rear. Part tiled walls. 7 Power points. 2 USB charger ports. Plumbing for washing machine. 3 PVCu double glazed windows.

**FIRST FLOOR** - pine panelled doors.

**LANDING** with double glazed 'Velux' window to the stairwell. Smoke alarm. 'ideal LOGIC COMBI c24' gas fired central heating boiler.

**SIDE BEDROOM 1 10' 4" x 4' 8" (3.15m x 1.42m)** with attic inspection point. PVCu opaque double glazed window to side. Radiator. 2 Power points.

**FRONT BEDROOM 2 10' 3" x 7' 10" (3.12m x 2.39m)** with PVCu double glazed window. Radiator. 4 Power points. Attic inspection point.

**WALK-IN WARDROBE 3' (0.91m) in depth**

**BATHROOM 8' 3" x 6' 5" (2.51m x 1.95m)** with stone effect tiled floor. Part sloping ceiling with a double glazed 'Velux' window. Part tiled walls. Extractor fan. Chrome towel warmer ladder radiator. Sliding pine boarded door to eaves storage off. 3 Piece suite in white comprising shower bath with shower attachment and dual head plumbed-in shower over, WC and wash hand basin with fitted storage cupboards beneath. **The bathroom was refurbished in October 2024.**





## EXTERNALLY

Small rear courtyard off the kitchen with steps leading up to the sunny close boarded fenced, paved/decoratively stoned garden that has vehicular access to 'Capel Evan Road' and provides **car parking for upto 2 vehicles.**

**PVC GARDEN STORE SHED 5' 9" x 3' 8"**  
(1.75m x 1.12m)







**DIRECTIONS:** - Travelling from **Carmarthen town centre** travel **past** the entrance to the Council offices at 'Parc Myrddin' and **playing field** and the property will be found a **little further along** on **the left hand side** just **before** the left hand turning for 'Capel Evan Road'.

**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

01.07.2025 - REF: 7083