

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- PURPOSE BUILT GROUND FLOOR FLAT.
- 2 BEDROOMS. SHOWER ROOM.
- PVCu DOUBLE GLAZED WINDOWS.
- GAS C/H. NO FORWARD CHAIN.
- CLOSE TO TOWN CENTRE.
- REAR GARDEN THAT EXTENDS FOR A DEPTH OF 60ft (18.29m).
- SHORT LEVEL WALK OF 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- WALKING DISTANCE FIRE STATION, 'UWTSO,' 'S4C' AND 'PARC DEWI SANT.'

**No 1 Pond Street
Carmarthen
SA31 1RT**

£105,000 OIRO
LEASEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

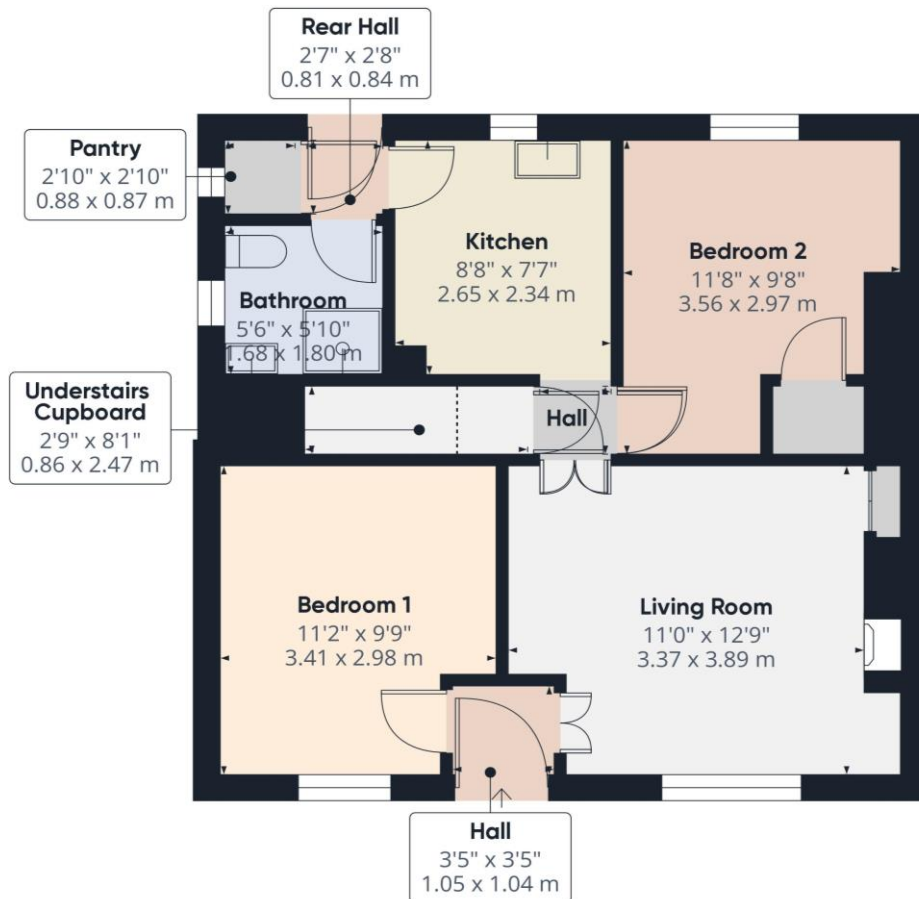
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*A most conveniently situated modernised and updated purpose built **2 BEDROOMED GROUND FLOOR FLAT** that is located within **close proximity of 'St. Catherine's Walk' shopping precinct** and within a **relatively short level walking distance** of 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 the Fire Station, 'UWTSD,' 'S4C' and 'Parc Dewi Sant** with Glangwili General Hospital being 1.5 miles distant.*

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

7' 11" (2.41m) CEILING HEIGHTS. THE FITTED CARPETS ARE INCLUDED.



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

RECEPTION HALL with radiator. Cloak hook.

FRONT BEDROOM 1 11' 3" x 9' 11" (3.43m x 3.02m) overall 'L' shaped with PVCu double glazed window. Radiator. Picture rail. 4 Power points. Smoke detector.

LIVING ROOM 13' x 11' 2" (3.96m x 3.40m) overall 'L' shaped with double doors to the reception hall. Picture rail. PVCu double glazed window to fore. Feature fireplace incorporating a coal effect gas fire with back boiler that operates the central heating system and heats the domestic hot water having a recess to one side with fitted shelving. Fitted cupboard to the other side. Telephone point. Radiator. 6 Power points. Double doors to



INNER HALL with built-in understairs storage cupboard off.

REAR BEDROOM 2 11' 11" x 9' 11" (3.63m x 3.02m) overall slightly 'L' shaped with radiator. PVCu double glazed window overlooking the rear garden. Picture rail. 2 Power points.
FITTED AIRING/LINEN CUPBOARD with slatted shelving. Pre-lagged hot water cylinder.

FITTED KITCHEN 8' 7" x 7' 9" (2.61m x 2.36m) with vinyl floor covering. Radiator. PVCu double glazed window to rear. Range of fitted base and eye level kitchen units incorporating a sink unit. Gas meter. Provision for gas cooker. 6 Power points. Door to

REAR HALL with PVCu part opaque double glazed entrance door to rear.

PANTRY OFF with 2 power points. PVCu opaque double glazed window. Plumbing for washing machine.

SHOWER ROOM 5' 11" x 5' 5" (1.80m x 1.65m) with vinyl floor covering. Radiator. PVCu part opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin. Shower enclosure with electric shower over and shower curtain.

EXTERNALLY

On street 'Permit' parking available in 'Pond Street,' 'Merlins Street' and 'Pentrefelin Street.' Front walled forecourt garden. The property has the benefit of a side pedestrian right of way to the rear. There is to the rear a sunny south facing concreted patio that leads to a garden that extends for a **depth of approximately 60ft (18.29m).** **STORE SHED.**

LEASE: - The property is held under the terms of a **999 year lease** that commenced on the 12th March 1990.

RENT: - £10 per annum plus a quarter of any costs associated with repairs of the block of 4 flats.





DIRECTIONS: - DIRECTIONS: - By CAR 'Pond Street' is located by turning off 'Pentrefelin Street' and the property will be found **at the junction of 'Merlin Street' with 'Pond Street'**. **On FOOT** the property can be approached by **walking through 'St. Catherine's Walk' shopping precinct**, past the Cinema, entrance to 'Bro Myrddin Housing Association' Offices and along 'Merlin Street' and 'Pond Street' will be found on the left hand side with **No 1 being the first on the left.**

ENERGY EFFICIENCY RATING: - D (64).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: - 9638-3097-7288-7310-5204.**

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

COUNCIL TAX: - BAND A 2024/25 = £1,390.27p. **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 updated – 11.02.2025

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

31.01.2025 - REF: 6997