

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Est. 1998

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- FIRST TIME ON THE MARKET SINCE 1998.
- 3 BEDROOMS. PART DOUBLE GLAZING.
- LEVEL EASY WALKING DISTANCE BUSINESSES AND SHOP ON 'STEPHEN'S WAY' RETAIL PARK.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL.
- SEMI-DETACHED HOUSE. IMPROVABLE.
- GAS C/H - new boiler October 2025.
- WALKING DISTANCE 'MORRISONS' SUPERMARKET.
- 0.75 OF A MILE CARMARTHEN TOWN CENTRE.

**Bro Myrddin**  
Pensarn Road  
Carmarthen SA31 2DD

**£149,950** OIRO  
FREEHOLD

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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.

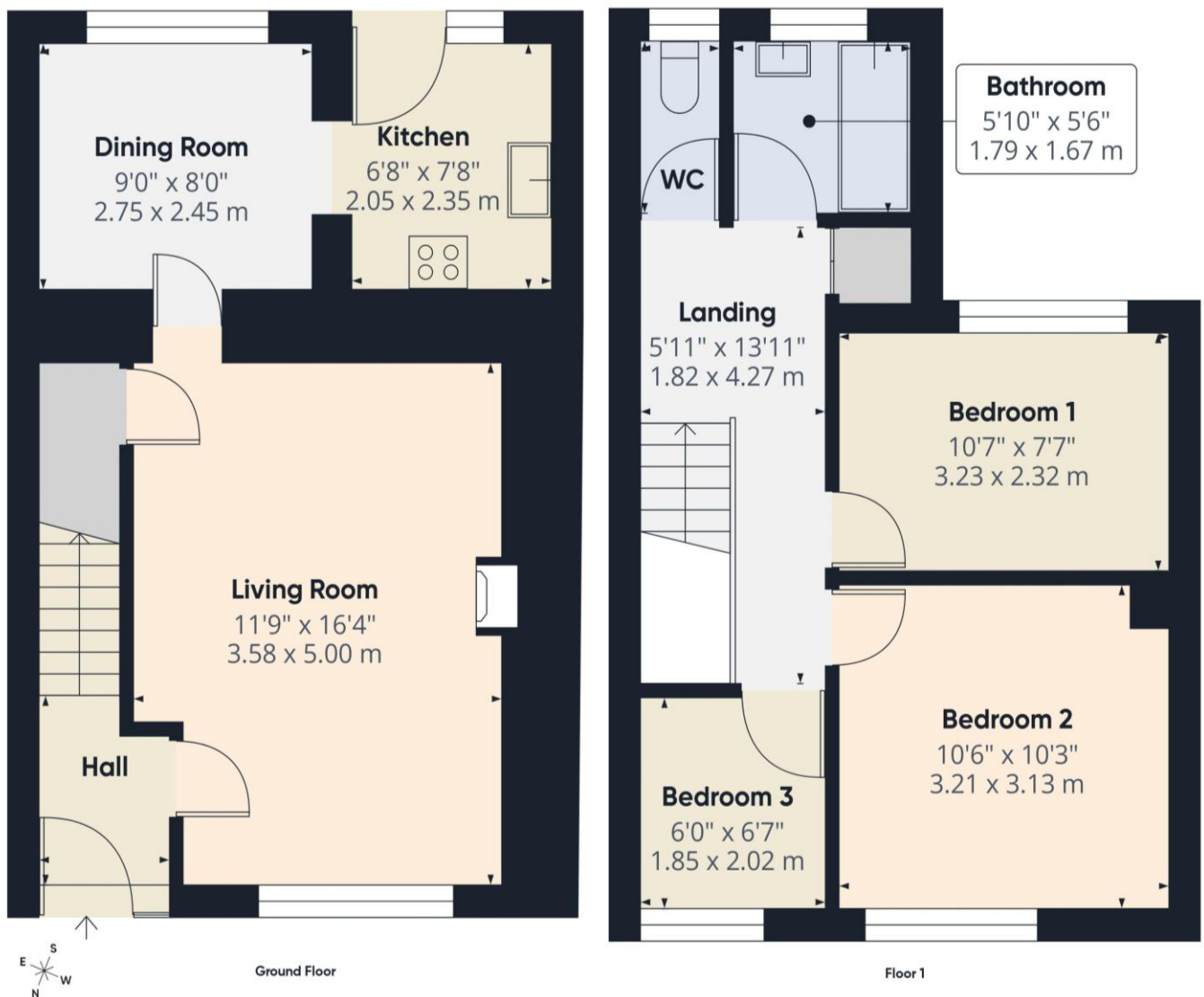
*A most conveniently situated traditionally built **3 BEDROOMED SEMI-DETACHED HOUSE** situated at the junction of 'Penymorfa Lane' with 'Rhiw Babel' **opposite** the turning for 'Emlyn Terrace' and 'Babell Zion Newydd' Chapel, within **walking distance of Llangunnor Primary School and 'Morrisons' Supermarket** that are approximately a **third of a mile distant**, is within **walking distance of the businesses and shops on 'Stephen's Way' and 'Pensarn Road'** and is within **0.75 of a mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

**FIRST TIME ON THE MARKET SINCE 1998.**

**GAS C/H** with thermostatically controlled radiators - **new boiler October 2025**.

**PARTIAL PVCu DOUBLE GLAZING - 2016/17. PLASTIC FASCIAS.**

**ARTEXED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL** with radiator. Electric meter and consumer unit. C/h thermostat control. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights and PVCu opaque double glazed side screen to outside. Staircase to First Floor.

**LIVING ROOM 16' 5" x 11' 9" (5m x 3.58m) overall** slightly 'L' shaped with 3 power points. Telephone point. Feature brick fireplace. Radiator. PVCu double glazed window to fore. Provision for gas fire. Understairs storage cupboard with 2 power points.

**DINING ROOM 8' 11" x 7' 11" (2.72m x 2.41m)** with 3 power points. Ceramic tiled floor. PVCu double glazed window. Radiator. 3' 3" (0.99m) wide opening to

**FITTED KITCHEN 7' 8" x 6' 7" (2.34m x 2.01m)** with ceramic tiled floor. PVCu part opaque double glazed door to rear. Vaulted T&G boarded ceiling. 7 Power points. Water stop tap. PVCu double glazed window to rear. Range of fitted base kitchen units incorporating a sink unit.

### **FIRST FLOOR - PINE PANELLED DOORS.**

**SPACIOUS LANDING 14' x 5' 11" (4.26m x 1.8m) overall** with radiator. 1 Power point.

**BUILT-IN AIRING CUPBOARD OFF** housing the 'Worcester' gas fired central heating combi boiler.

**SEPARATE WC** with opaque single glazed window. Access to loft space. Vinyl floor covering.

**BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)** with part tiled walls. Radiator. Opaque single glazed window. 2 Piece suite in white comprising pedestal wash hand basin and enamelled bath with electric shower over.

**REAR BEDROOM 1 10' 6" x 7' 6" (3.2m x 2.28m)** with single glazed window. Radiator. TV point. 3 Power points.

**FRONT BEDROOM 2 10' 6" x 10' 2" (3.2m x 3.1m)** with secondary glazed window. Radiator. TV point. 2 Power points.

**FRONT BEDROOM 3 6' 8" x 6' (2.03m x 1.83m)** with secondary glazed window. Radiator. 1 Power point.

### **EXTERNALLY**

On-street parking available on 'Penymorfa Lane' and in 'Emlyn Terrace'. The property has the benefit of a 'Right of way' over the adjoining property known as 'Llys Myrddin' to the rear. Double gated concreted courtyard with steps leading up to a terraced rear lawned garden. **The rear garden enjoys a sunny southerly aspect.**

**STORE SHED 12' x 6' (3.65m x 1.83m)** with electricity connected.







**DIRECTIONS:** - From **Carmarthen town centre** travel over '**Towy Bridge**' **past** the petrol filling station to the **roundabout** and take the **second exit towards 'Pensarn/Llangunnor**'. Travel **past** 'ATS' and the Royal Mail Sorting Office continuing **underneath 'Pont Pensarn'** and the property is the **first on your left hand side** fronting onto the **turning for 'Penymorfa Lane'** **opposite** the turning for 'Emlyn Terrace' and 'Babell Zion Newydd' Chapel.

**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 C 2025/26 = £1,914.43p. **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

25.11.2025 - REF: 7161