



- **VERY WELL PRESENTED END OF LINK HOUSE.**
- **FITTED KITCHEN/DINING ROOM.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE 'UWTSD', 'PARC DEWI SANT' AND 'S4C'.**
- **IMMACULATE 3 BEDROOMED ACCOMMODATION.**
- **SPACIOUS LIVING ROOM.**
- **CLOSE TO LOCAL SHOP AND CO-OP CONVENIENCE STORE.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**No 86 Sycamore Way  
Carmarthen  
SA31 3QG**

**£159,950 OIRO  
FREEHOLD**

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A most conveniently situated very well presented modern (circa. 1960) **3 BEDROOMED END OF LINK HOUSE** (1 of 4) affording **immaculate light and airy accommodation** located on an established residential estate of similar type former Local Authority built dwellings within **walking distance** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**, 'UWTSD', 'Parc Ddewi Sant' and 'Canolfan S4C Yr Egin'. The property is also located within **walking distance** of the Primary and Secondary Schools/Leisure Centre on the 'Llansteffan Road' in Johnstown and enjoys **ease of access** to the A40/A48 trunk roads. The local shop and 'Co-op' convenience store are also within a relatively short walk.

**NO FORWARD CHAIN.** **GAS CENTRAL HEATING** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS.** **PLASTIC FASCIAS.**

**SMOOTH SKIMMED CEILINGS** - some coved. **CHROME POWER POINTS TO MOST ROOMS.**

**FEATURE PANEL EFFECT 'LIGHT OAK' INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1

**ENTRANCE HALL** 6' 9" x 5' 5" (2.06m x 1.65m) with fitted floor to ceiling cupboard housing the 'Vaillant' gas fired central heating combi boiler (2018). Boarded effect laminate flooring. PVCu entrance door and side screen with opaque double glazed lights. Telephone point. Textured ceiling. C/h thermostat control. Light oak double doors to

**LIVING ROOM** 14' 4" x 14' 4" ext. to 17' 6" (4.37m x 4.37m ext. to 5.33m) with boarded effect laminate flooring. Dado rail. Radiator. Feature fireplace incorporating an electric fire with granite hearth. 2 Radiators. PVCu double glazed picture window to fore. 4 Power points. Understairs storage cupboard with 1 power point. Folding light oak doors to the stairwell. TV point. 2 USB charger ports. Light oak double doors to

**FITTED KITCHEN/DINING ROOM** 17' 5" x 9' 7" (5.3m x 2.92m) with ceramic tiled floor. Recessed downlighting. PVCu double glazed window. PVCu double glazed double 'French' doors to and overlooking the rear paved Courtyard. 12 Power points. Part tiled walls. Range of fitted base and eye level kitchen units with granite work surfaces incorporating a canopied cooker hood, ceramic hob, electric oven and 1½ bowl sink unit. PVCu part opaque double glazed door to outside. Plumbing for dishwasher and washing machine

## FIRST FLOOR

**LANDING** with 1 power point. Dado rail. Radiator.

**BUILT-IN AIRING/LINEN CUPBOARD OFF** with radiator.

**SHOWER ROOM** 7' 4" x 5' 8" (2.23m x 1.73m) with boarded effect laminate flooring. Chrome towel warmer ladder radiator. Fully tiled walls. PVCu opaque double glazed window. Wall light. 2 Piece suite in white comprising WC and pedestal wash hand basin. Quadrant shower enclosure with electric shower over and sliding shower door. Extractor fan.

**REAR BEDROOM 1** 10' x 9' 7" (3.05m x 2.92m) plus built-in floor-to-ceiling wardrobe with double doors. Radiator. 2 Power points. PVCu double glazed window with a [view](#) towards 'UWTSD'. Recessed downlighting.

**FRONT BEDROOM 2** 12' x 9' 1" ext. to 11' 1" (3.65m x 2.77m ext. to 3.38m) plus built-in 'Sharp' wardrobe with double doors. Radiator. PVCu double glazed picture window. 7 Power points. TV point. Recessed downlighting.

**FRONT BEDROOM 3** 8' 11" x 8' (2.72m x 2.44m) overall 'L' shaped with radiator. PVCu double glazed window. 1 Power point. Fitted cupboard off over the stairwell.

## EXTERNALLY

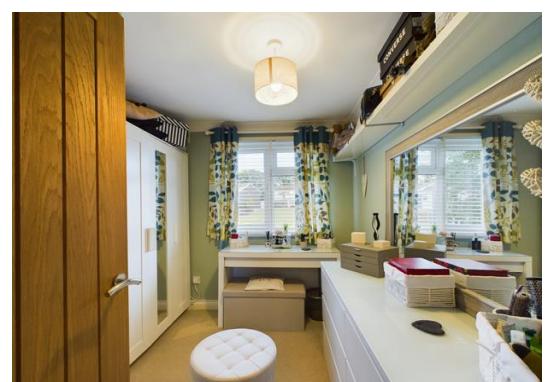
On street parking available immediately to rear. Open plan front lawned garden. Gated enclosed pathway to the front entrance door. Rear enclosed and gated sunny south facing paved close boarded fenced Courtyard garden that enjoys a sunny southerly aspect.

**OUTSIDE WATER TAP, LIGHT and 2 POWER POINTS.**



**STORE SHED 11' 3" x 4' 2" (3.43m x 1.27m)** Concrete block built. Power and lighting. Part glazed entrance door. Ceramic tiled floor.

## GARDEN STORE SHED





**DIRECTIONS:** - The property maybe located by turning off '**College Road**' before the mini roundabout into 'Sycamore Way' and by turning **second left** after the left hand bend **just before the shop** into a small cul-de-sac and **No 86** will be found to the **left hand side at the head of the cul-de-sac**.

**ENERGY EFFICIENCY RATING:** - CC (69).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2695-2040-7223-7710.

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

**COUNCIL TAX:** - BAND B 2024/25 = £1,621.99p. **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

04.06.2024 - REF: 6829