

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- IMPROVABLE SEMI-DETACHED HOUSE.
- NO FORWARD CHAIN. 2 WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- VIEWS FROM THE REAR OF THE PROPERTY OVER CARMARTHEN AND BEYOND.
- FIRST TIME ON THE MARKET SINCE 1984.
- 3 BEDROOMS. GAS C/H.
- INTEGRAL GARAGE AFFORDING SCOPE TO ENLARGE THE ACCOMMODATION - STP.
- WALKING DISTANCE TOWN CENTRE.

No 10 Parc y Delyn
Carmarthen
SA31 1TS

£189,950 OIRO
FREEHOLD

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



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 (circa.1972/74) **3 BEDROOMED SEMI-DETACHED HOUSE** that is in **need of modernisation** situated towards the beginning of an established residential estate of varying types and designs on the periphery of yet within **walking distance** of the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

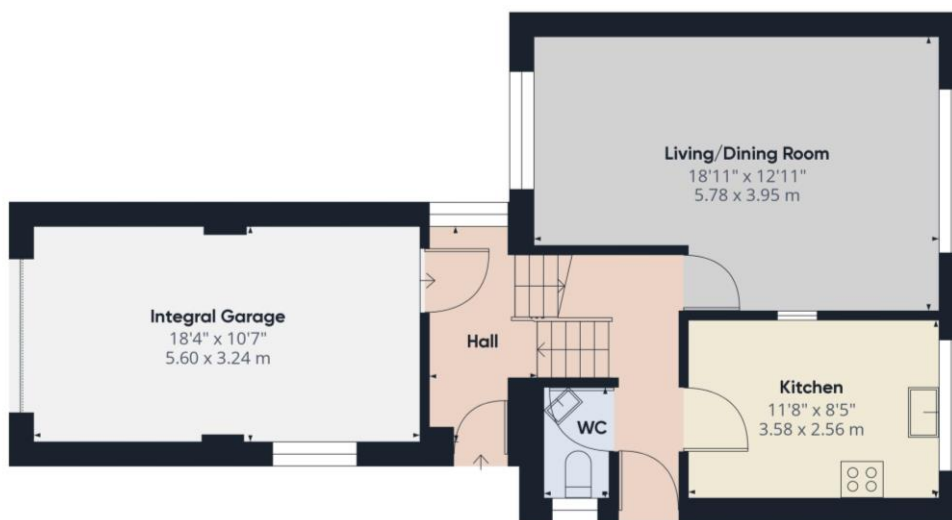
FIRST TIME ON THE OPEN MARKET SINCE 1984. NO FORWARD CHAIN.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

TEXTURED CEILINGS - SOME COVED. THE FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER CARMARTHEN TOWN AND BEYOND.

APPLICANTS SHOULD NOTE THAT THE INTEGRAL GARAGE AFFORDS SCOPE TO BE INCORPORATED WITHIN THE LIVING ACCOMMODATION SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.



Ground Floor



Floor 1

SIDE RECEPTION HALL with radiator. C/h thermostat control. Telephone point. 1 Power point. PVCu double glazed window. Short flight of steps to the living room and kitchen. Short flight of steps to the bedroom accommodation. **Door to the integral garage.**

SIDE HALL with radiator. 1 Power point. PVCu opaque double glazed door to side. Understairs storage area and cloak hooks.

SEPARATE WC with boarded effect vinyl floor covering. Radiator. Part tiled walls. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin.

FITTED KITCHEN 11' 9" x 8' 5" (3.58m x 2.56m) with part tiled walls. Radiator. Vinyl floor covering. Plumbing for washing machine. 5 Power points plus fused point. PVCu double glazed window with a **view** over Carmarthen towards Llangunnor. Wall mounted gas fired central heating boiler - **NOT TESTED**. Range of fitted base and eye level light oak effect kitchen units incorporating a gas hob, electric oven, cooker hood and sink unit. Glazed/panelled door to the side hall.

LIVING/DINING ROOM 19' 1" x 13' 11" (5.81m x 4.24m) overall slightly 'L' shaped with double aspect. 2 Radiators. PVCu double glazed picture window overlooking the rear garden with a **view**. PVCu double glazed window to fore. TV point. 5 Power points. Glazed/panelled door to the hall.

FIRST FLOOR

LANDING with access to loft space. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD off with slatted shelving. Radiator.

FRONT BEDROOM 1 10' 1" x 10' (3.07m x 3.05m) with radiator. 2 Power points. PVCu double glazed window.

REAR BEDROOM 2 13' x 8' 7" (3.96m x 2.61m) with radiator. 2 Power points. PVCu double glazed window with a **view** over Carmarthen towards Llangunnor, Johnstown and beyond.

REAR BEDROOM 3 8' 7" x 8' 7" (2.61m x 2.61m) with radiator. PVCu double glazed window enjoying a **view** over Carmarthen towards Llangunnor, Johnstown and beyond. 2 Power points. Built-in single wardrobe.

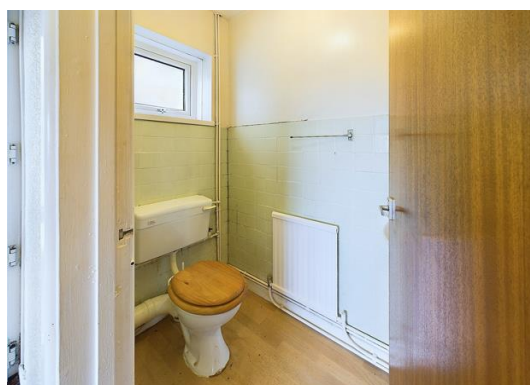
BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m) with PVCu opaque double glazed window. Radiator. Vinyl floor covering. Fully tiled walls. 3 Piece coloured suite comprising WC, pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

EXTERNALLY

Front lawned garden and decoratively stoned area to the side of the garage. Concreted entrance drive providing private car parking. In addition, there is un-restricted on street parking available immediately to fore. Rear sunny south facing, walled/close boarded fenced lawned garden with concreted/paved patio area. **OUTSIDE LIGHT and WATER TAP.**

PVC STORE SHED 7' 9" x 5' 4" (2.36m x 1.62m) with double doors.

INTEGRAL GARAGE 18' 4" x 10' 6" (5.58m x 3.20m) with 3 power points. PVCu double glazed window. Up-and-over garage door. Door to the reception hall.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Waterloo Terrace' and **fork right onto 'Wellfield Road'** and then **immediately left onto 'Penlan Road'**. Continue **past** the right hand turning for 'Parc Thomas' and the turning for 'Parc y Delyn' will be found a **little further up the hill** on the **right hand side**. On turning into the estate the property is the **third** on the **right hand side**.

ENERGY EFFICIENCY RATING: - E (50).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0524-2813-7520-9695-2235.

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

COUNCIL TAX: - BAND D 2024/25 = £1,428.36p. **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 amended – 27.11.24, 20.02.25, 06.06.25.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.10.2024 - REF: 6926