

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)



- ATTRACTIVE SPACIOUS BAY FRONTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 3 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- DOUBLE GARAGE AT REAR WITH ATTIC ROOM OVER.
- FIRST TIME ON THE MARKET SINCE 2004.
- GAS C/H. SOUGHT AFTER AREA.
- VIEWS TOWARDS 'MERLIN'S HILL' AND BEYOND.
- WALKING DISTANCE 'ST. CATHERINE'S WALK' SHOPPING PRECINCT, THE PARK AND TOWN CENTRE.

**Llygad-y-Wawr**  
**No 29 St. Non's Avenue**  
**Carmarthen SA31 3DL**

**£279,950** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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.

*An attractive most conveniently situated traditionally built (1934/35) **BAY FRONTED 3 BEDROOMED/3 RECEPTION ROOMED SEMI-DETACHED HOUSE** located in a **much sought after residential area** on a popular street of similar type dwellings within a **level walk of Carmarthen Park, '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 is also located within **walking distance** of 'UWTSD,' 'Parc Dewi Sant' and 'Canolfan S4C yr Egin.'*

**FIRST TIME ON THE MARKET SINCE 2004. GAS C/H** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS. 8' 8" (2.64m) CEILING HEIGHTS** to the ground floor.

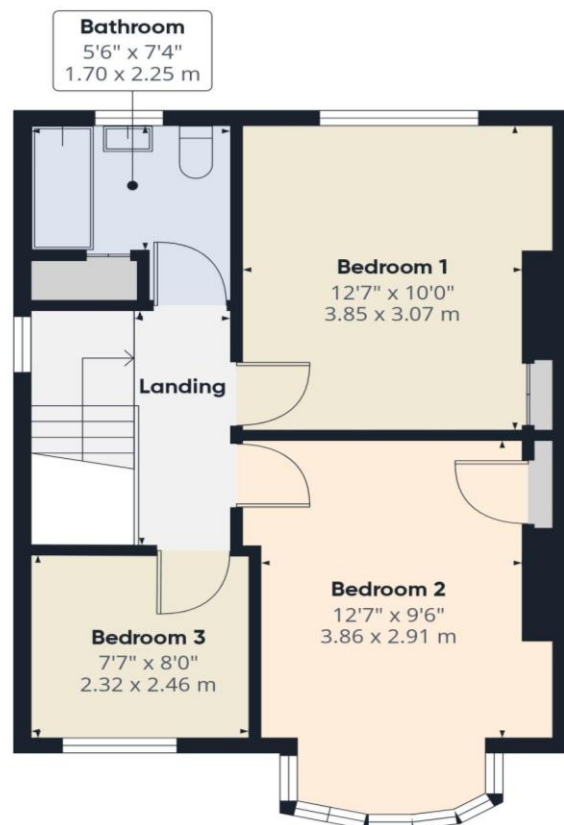
**MANY CHARACTER FEATURES INCLUDING ORIGINAL OAK STRIP FLOORING, ORIGINAL PAINTED WHITE PANELLED INTERNAL DOORS ETC.**

**PLASTIC FASCIAS TO MOST ELEVATIONS. THE FITTED CARPETS ARE INCLUDED.**

**VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER CARMARTHEN TOWARDS 'MERLIN'S HILL' AND BEYOND.**



**Ground Floor** Building 1



**Floor 1** Building 1



**BRICK ARCHED ENTRANCE PORCH** with black and white tiled floor. Wall light. PVCu part opaque double glazed composite entrance door and double glazed side screens (2020) to

**RECEPTION HALL** 12' 9" x 6' 4" (3.88m x 1.93m) overall with original oak strip flooring. Radiator. Picture rail. Staircase to first floor. Telephone point. 4 Power points.

**SITTING ROOM** 12' 4" x 11' 4" (3.76m x 3.45m) plus 8' 2" (2.49m) wide PVCu double glazed bay window (2022). Original oak strip flooring. Picture rail. 2 Radiators. 2 Wall light fittings. 8 Power points.

**LIVING ROOM** 13' 7" x 10' 7" (4.14m x 3.22m) with original oak strip floor. Radiator. Single glazed window. Picture rail. 6 Power points.

**DINING ROOM** 10' 3" x 7' 11" (3.12m x 2.41m) **formerly the kitchen** with 2 wall light fittings. Exposed pine boarded floor. PVCu opaque double glazed window. Radiator. Picture rail. 4 Power points. Telephone point. Opening to the kitchen

**WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF** with fitted shelving. Electric light. PVCu opaque double glazed window.

**FITTED KITCHEN** 8' 6" x 8' 3" (2.59m x 2.51m) with quarry tiled floor. Vaulted pine 'T&G' boarded ceiling with 2 double glazed 'Velux' windows. Part tiled walls. 18 Power points plus fused points. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, 'Bosch' gas hob, 'Bosch' electric double oven and canopied cooker hood. PVCu double glazed window. 10' (3.05m) Ceiling height. Opening to

**SUN LOUNGE** 9' 8" x 8' 10" (2.94m x 2.69m) with double glazed 'Velux' window to pine 'T&G' boarded sloping ceiling. PVCu double glazed double French doors (2020/21) with PVCu double glazed windows to either side to and overlooking the rear garden and from which a view is enjoyed towards 'Merlins Hill.' Radiator. 4 Power points.

**FIRST FLOOR** - 8' 1" (2.46m) Ceiling heights.

**LANDING** with exposed painted boarded floor. Access via retractable loft ladder to a partly boarded attic space with electric light. PVCu opaque double glazed window. Picture rail. 1 Power point.

**BATHROOM** 7' 5" x 7' 4" (2.26m x 2.23m) overall with vinyl floor covering. Extractor fan. Recessed downlighting to 'T&G' boarded ceiling. Fully tiled walls. Towel warmer radiator. 3 Piece suite in white comprising enamelled bath, wash hand basin and WC. Fitted airing/linen cupboard with slatted shelving and a wall mounted 'Worcester' gas fired central heating boiler (2020).





**REAR BEDROOM 1** 12' 7" x 11' 3" (3.83m x 3.43m) overall with picture rail. Radiator. PVCu double glazed window with a **view** over Carmarthen towards 'Merlin's Hill' and beyond. 4 Power points. Built-in cupboard to one side of former fireplace.

**FRONT BEDROOM 2** 12' 7" x 10' 8" (3.83m x 3.25m) overall plus 8' 2" (2.49m) wide PVCu double glazed bay window (2022). Fitted shelving. 2 Radiators. Picture rail. 8 Power points. Telephone point. Built-in cupboard off.

**FRONT BEDROOM 3** 8' x 7' 7" (2.44m x 2.31m) with radiator. PVCu double glazed window (2022). Picture rail. 4 Power points. Telephone point.

## EXTERNALLY

Unrestricted on street parking immediately to fore. Brick walled/gated decoratively stoned front garden with feature pond interspersed with mature ornamental trees/shrubs. Gated pathway to one side. Rear decked terrace leading to an enclosed walled/close boarded fenced two tiered lawned garden with brick paved footpath. Fitted decked sun terrace with pergola adjacent to the garage. **OUTSIDE LIGHT, POWER POINTS and WATER TAP.**

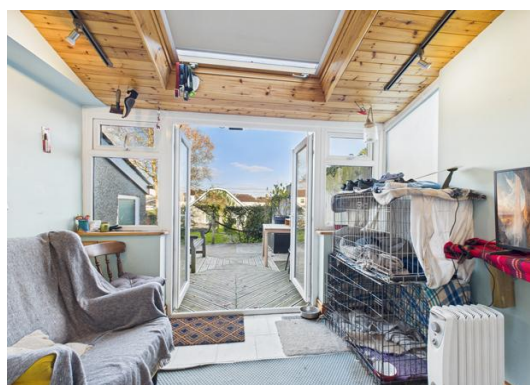
## OUTSIDE WC

**OUTSIDE UTILITY ROOM** 5' 8" x 4' 10" (1.73m x 1.47m) with fitted shelving. Part tiled walls. 4 Power points. Worksurface. 'T&G' boarded sloping ceiling. Plumbing for washing machine.

**DETACHED DOUBLE GARAGE** 20' 6" x 19' 7" (6.24m x 5.96m) overall of cavity concrete block construction. 2 PVCu double glazed windows. PVCu part opaque double glazed personal door to the garden. Electronically operated up and over garage door. 10 Power points. Water tap. Open tread staircase to

## FIRST FLOOR

**ATTIC STORE ROOM** 19' 11" x 15' 10" (6.07m x 4.82m) with sloping ceilings. PVCu double glazed window. 2 Power points. Service door. Boarded floor.















**DIRECTIONS:** - '**St. Non's Avenue**' is located by travelling up '**St. David's Avenue**' and by turning **second left**. No 29 will be found towards the **end of 'St. Non's Avenue'** on the **left hand side just before** the left hand turning that **leads back to 'St. David's Avenue'**.

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

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 5010-1005-5102-0171-0106.

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

**COUNCIL TAX:** - BAND D 2025/26 = £2,264.07p. **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

10.10.2025 - REF: 7134