

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- CONVENIENTLY SITUATED BAY FRONTED SEMI-DETACHED HOUSE.
- SOUGHT AFTER AREA. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CARMARTHEN FIRE STATION.
- IN NEED OF MODERNISATION.
- 3 BEDROOMS. 2 LIVING ROOMS.
- SCOPE TO CONVERT THE ATTIC SPACE - STP.
- WALKING DISTANCE 'ST. CATHERINES WALK' SHOPPING PRECINCT.

No 22 The Grove
Carmarthen
SA31 3JH

£210,000 OIRO
FREEHOLD

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

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The Property
Ombudsman

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*A most conveniently situated improvable traditionally built (Circa. 1935/37) **3 BEDROOMED/2 RECEPTION ROOMED BAY FRONTED SEMI-DETACHED HOUSE** being located in a sought after residential area towards the head of an established cul-de-sac of similar type dwellings within a **relatively short walk of Carmarthen Fire Station** and within **walking distance of '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** via 'Nant yr Arian' and 'College Road' of **UWTSD, S4C and Parc Dewi Sant**.*

FIRST TIME ON THE OPEN MARKET IN OVER 65 YEARS. NO FORWARD CHAIN.

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

8' 4" (2.54m) CEILING HEIGHT TO THE GROUND FLOOR.

PAINTED PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

SCOPE TO CONVERT THE ATTIC SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.



ENTRANCE PORCH with PVCu opaque double glazed entrance door. Panelled glazed door with side screens either side all with stained glass/leaded effect to

RECEPTION HALL 11' 11" x 6' 4" (3.63m x 1.93m) overall with radiator. Telephone point. 1 Power point. Staircase to first floor. Cloak hooks.

SITTING/DINING ROOM 12' 6" x 10' 6" (3.81m x 3.20m) plus 7' 4" (2.13m) wide with PVCu double glazed window. Picture rail. Radiator. Feature fireplace. 4 Power points.

LIVING ROOM 13' x 11' 6" (3.96m x 3.50m) with radiator. Picture rail. 6 Power points. Feature tiled fireplace with fitted cupboards to one side incorporating a fitted gas fire - **NOT TESTED** - with back boiler. Sliding aluminium glazed patio door to and overlooking the rear garden.

FITTED KITCHEN 9' 6" x 7' 3" (2.89m x 2.21m) with part tiled walls. Quarry tiled floor. PVCu double glazed window. Plumbing for washing machine. Wall mounted 'Baxi' gas fired C/h combi boiler. Range of base and eye level fitted kitchen units incorporating a sink unit. 7 Power points. Electricity consumer unit. PVCu opaque double glazed window to outside.

WALK-IN UNDERSTAIRS PANTRY with fitted shelving. PVCu double glazed opaque window.

FIRST FLOOR - 8' 3" (2.44m) Ceiling height

LANDING with telephone point. 2 Power points. PVCu opaque double glazed window.

BATHROOM 7' 2" x 7' 1" (2.18m x 2.16m) with vinyl floor covering. Part tiled walls. PVCu double glazed window. Access to loft space. 3 Piece coloured suite comprising, pedestal wash hand basin with splashback, panelled bath with shower attachment and WC.

FITTED AIRING/LINEN CUPBOARD with radiator.

REAR BEDROOM 1 12' 2" x 10' 1" (3.71m x 3.07m) plus Fitted floor to ceiling wardrobes/cupboards to either side of former fireplace. PVCu double glazed bow window with fitted window seat and a view towards Llangunnor. Picture rail. 4 Power points. 2 Wall light fittings. Radiator.

FRONT BEDROOM 2 11' 6" x 9' 6" (3.50m x 2.89m) plus Fitted floor to ceiling wardrobes/cupboards to either side of former fireplace. 2 PVCu double glazed windows to fore. 4 Power points. Picture rail. Radiator. 2 Wall light fittings.

FRONT BEDROOM 3 7' 9" x 7' 8" (2.36m x 2.34m) with 2 power points. Radiator. Picture rail. PVCu double glazed window.

EXTERNALLY

Gated/brick pillared concreted entrance drive that leads to the garage and provides ample private car parking. Brick walled/decoratively stoned front garden. Rear sunny south facing walled garden with concreted patio and lawned garden that **extends for a depth of 70ft (21.34m)**. Sectional former COAL BUNKER

OUTSIDE WC

OUTSIDE UTILITY ROOM 5' 1" x 3' 9" (1.55m x 1.14m) with 2 power points.



DETACHED GARAGE 15' 5" x 7' 5" (4.70m x 2.26m)
with up and over garage door. Power and lighting. 2
Power points, PVCu personal door.





DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' **past** the turnings for 'Glannant Road', 'Pentrefelin Street' and 'The New Dairies Club.' Continue along 'Parc yr Afon'/'Fountain Hall Terrace' and **turn first left** into '**The Grove**' and the property will be found **three quarters of the way** in on the **left hand side**.

ENERGY EFFICIENCY RATING: - D (65).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2150-8712-1150-6091-8005.

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

14.12.2025 - REF: 7158