

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- AVAILABLE LONG TERM.
- 3 BEDROOMS. 2 LIVING ROOMS.
- FRONT AND REAR GARDENS.
- DEPOSIT: - £1,038. EPC RATING: -.
- COUNCIL TAX: - BAND D. 2025/26 £2,264.07p.
- BAY FRONTED SEMI-DETACHED HOUSE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- AMPLE PRIVATE CAR PARKING.
- WALKING DISTANCE FIRE STATION AND TOWN CENTRE.

No 11 The Grove
Carmarthen
SA31 3JH

RENT - £900
per Calendar Month **EXCLUSIVE**

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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The Property
Ombudsman

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.

TO LET - CARMARTHEN TOWN

An attractive most conveniently situated **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** situated in a sought after residential area towards the head of a small cul-de-sac within **walking distance of Carmarthen Fire Station** and a relatively **level 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 of 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin'**.

The accommodation is set out over two floors and briefly comprises: - ENTRANCE PORCH, RECEPTION HALL, SITTING/DINING ROOM, LIVING ROOM, FITTED KITCHEN, WALK-IN UNDERSTAIRS PANTRY OFF, LANDING, BATHROOM, FITTED AIRING/LINEN CUPBOARD, **3 BEDROOMS**. Externally there is a walled forecourt garden. Side concreted entrance drive providing ample private car parking. Rear concreted patio leading to an enclosed garden that extends for a depth of approximately 60' (18.29m). GARAGE. OUTSIDE WC. OUTSIDE UTILITY ROOM. GREENHOUSE. GARDEN STORE SHED.

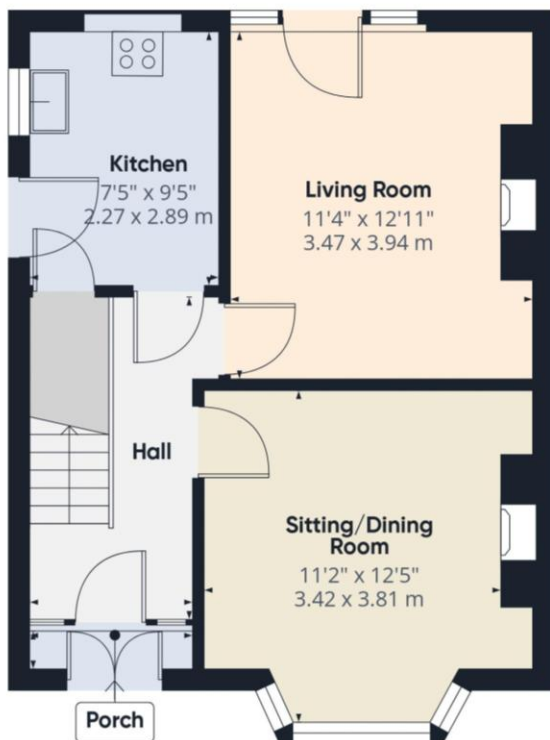
GAS C/H.

PVCu DOUBLE GLAZED WINDOWS.

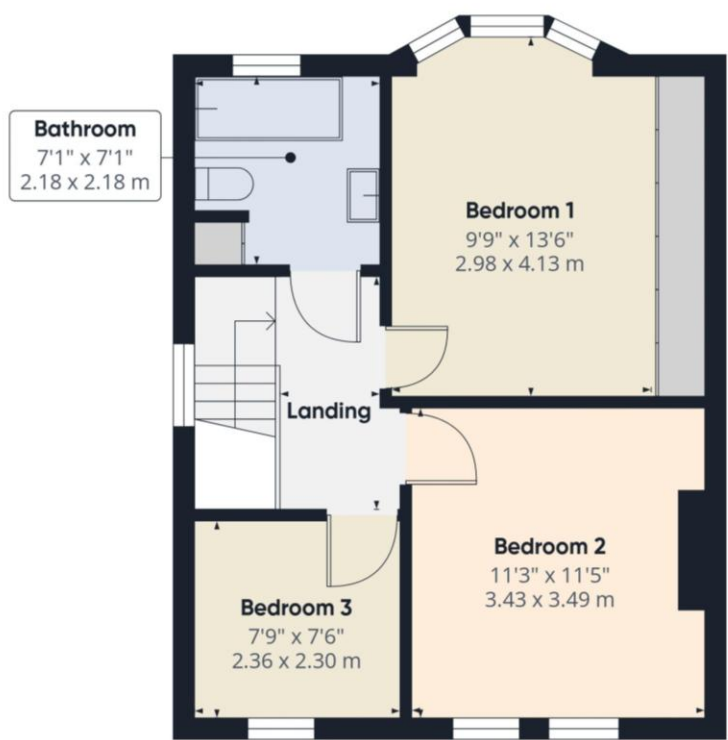
2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £900 per calendar month **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of £1,038.00p is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.

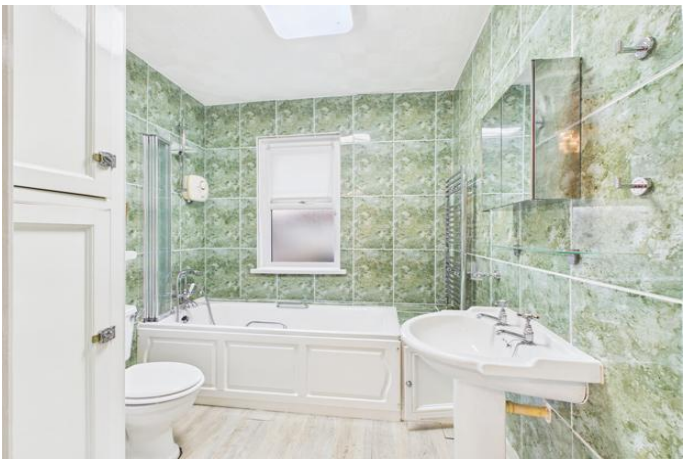


Ground Floor Building 1



Floor 1 Building 1







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' and 'Fountain Hall Terrace' **passing** the turnings for 'Glannant Road' and 'Pentrefelin Street.' **At the end of 'Fountain Hall Terrace'** and **before** the 'S' bend and turning for 'Nant yr Arian' **turn left into 'The Grove'** and the property will be found **three quarters of the way along on the right hand side.**

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 D. 2025/26 = £2,264.07p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.02.2026 - REF: 7189