

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Land Agents
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Est. 1998

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- **DECEPTIVELY LARGE MID TERRACED TOWN HOUSE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **CLOSE TO INDOOR MARKET AND 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**
- **EXCELLENT SCOPE FOR RE-DEVELOPMENT - STP.**
- **4 BEDROOMS. 3 LIVING ROOMS. BASEMENT ROOM. ATTIC ROOM.**
- **GAS C/H. MANY CHARACTER FEATURES.**
- **REAR GARDEN THAT EXTENDS FOR A DEPTH OF 120FT. (36.5M) MAX.**
- **NO FORWARD CHAIN.**

**No 17 Mansel Street,
Carmarthen SA31 1QX**

£139,950 OIRO
FREEHOLD

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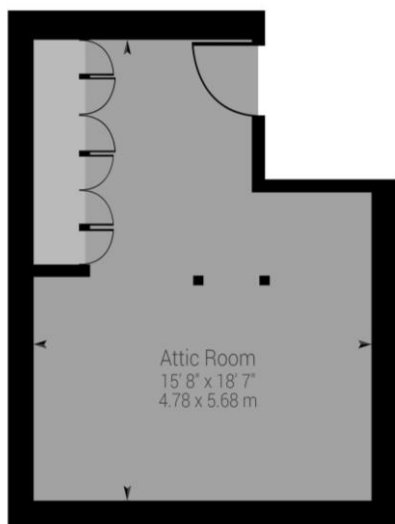
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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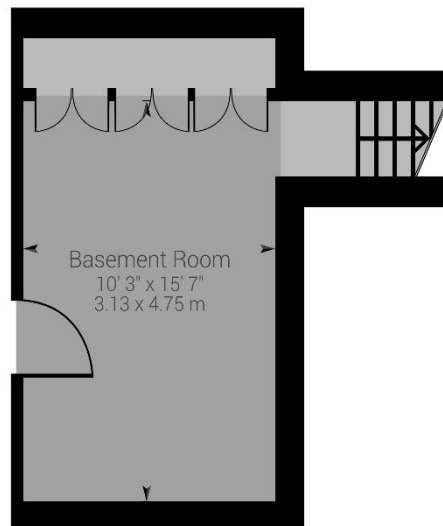
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The Property
Ombudsman

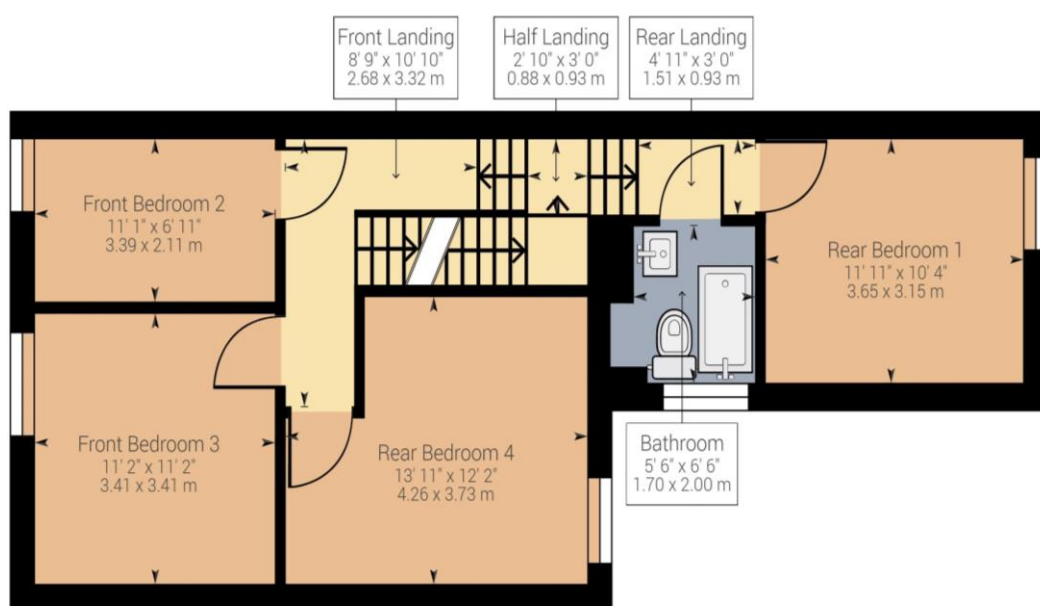
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.



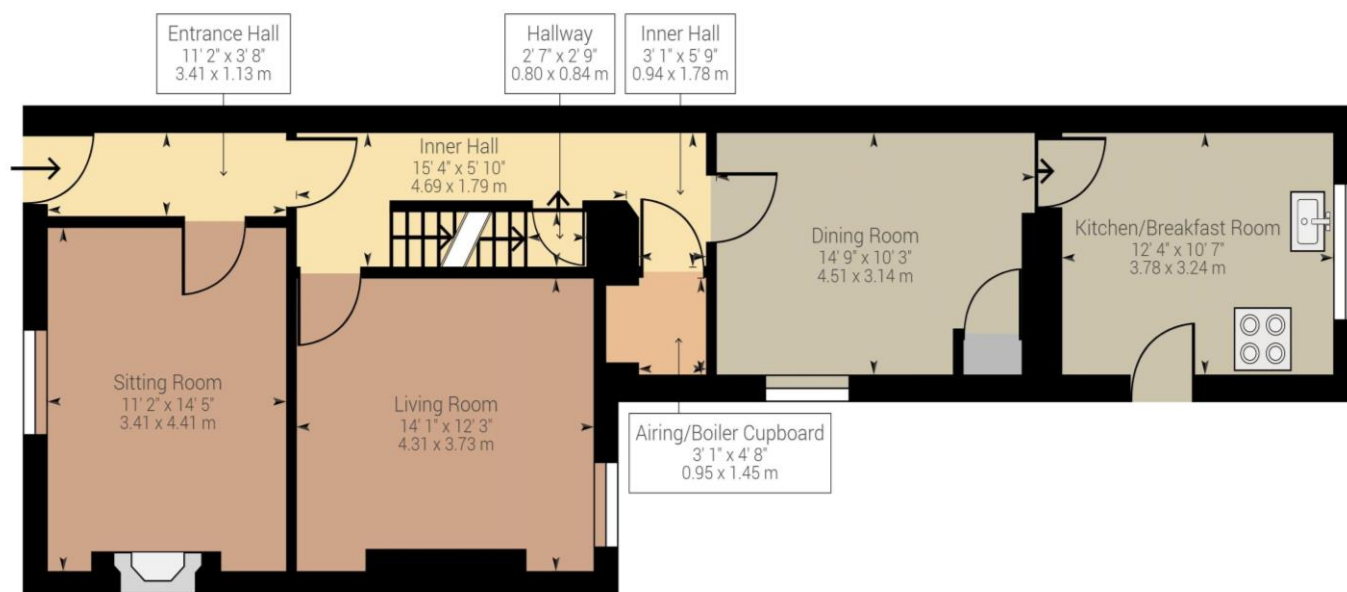
2ND FLOOR



LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR

*A most conveniently situated deceptively large **4 BEDROOMED/3 RECEPTION ROOMED MID-TERRACED TOWN HOUSE** situated within **close proximity** of the Indoor Market, 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

GAS CENTRAL HEATING with thermostatically controlled radiators. **MANY CHARACTER FEATURES.**

PVCu DOUBLE GLAZED WINDOWS. 9' CEILING HEIGHTS to the Ground Floor.

APPLICANTS SHOULD NOTE THAT THE PROPERTY AFFORDS EXCELLENT SCOPE FOR RE-DEVELOPMENT TO EITHER MIXED USE OR FLATS - SUBJECT TO PLANNING.

RECEPTION HALL 11' 3" (3.43m) in depth with feature coving. PVCu part opaque double glazed entrance door. Opaque glazed door to the Inner Hall.

SITTING ROOM 14' 6" x 11' 2" (4.42m x 3.4m) with PVCu double glazed window. Radiator. Feature coving. 2 Power points. Tiled fireplace.

INNER HALL with staircase to First Floor. Radiator. Telephone point. Staircase to Lower Ground Floor.

AIRING/BOILER CUPBOARD with pre-lagged hot water cylinder. Gas central heating boiler. Slatted shelving. C/h timer control.

LIVING ROOM 14' 2" x 12' 3" (4.31m x 3.73m) with radiator. Feature stone fireplace incorporating a fitted coal effect gas fire - **NOT TESTED** - on terrazzo tiled hearth. 5 Power points. PVCu double glazed window.

DINING ROOM 14' 2" x 10' 4" (4.31m x 3.15m) with radiator. PVCu double glazed window. 4 Power points. Opaque glazed door to the Inner Hall. Fitted cupboard.

FITTED KITCHEN/BATHROOM 12' 7" x 10' 8" (3.83m x 3.25m) with ceramic tiled floor. PVCu double glazed window overlooking the rear garden. Recessed downlighting. Radiator. PVCu part opaque double glazed door to rear. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit, oven, hob and cooker hood. 7 Power points. Plumbing for washing machine.

LOWER GROUND FLOOR

BASEMENT ROOM 15' 7" x 10' 4" (4.75m x 3.15m) plus wall-to-wall/floor-to-ceiling fitted cupboards/wardrobes. Ebonised beamed ceiling. Fitted gas fire - **NOT TESTED**. Radiator. 4 Power points. Part exposed stone wall. Access to former coal chute.

FIRST FLOOR

HALF LANDING

REAR LANDING



BATHROOM 6' 6" x 5' 7" (1.98m x 1.7m) with laminate flooring. PVCu opaque double glazed window. Decorative clad walls. 3 Piece suite comprising pedestal wash hand basin, WC and panelled bath with electric shower over. Wall mounted electric heater.

REAR BEDROOM 1 12' x 10' 5" (3.65m x 3.17m) with radiator. PVCu double glazed window. 2 Power points.

FRONT LANDING with open tread staircase to the Attic Room.

FRONT BEDROOM 2 11' 1" x 6' 11" (3.38m x 2.11m) with light oak flooring. 2 Power points. Radiator. PVCu double glazed window.

FRONT BEDROOM 3 11' 2" x 11' 2" (3.4m x 3.4m) with PVCu double glazed window. Radiator. 2 Power points. Fitted wardrobe with sliding mirrored door.

REAR BEDROOM 4 14' 1" x 12' 2" (4.29m x 3.71m) overall 'L' shaped with radiator. 2 Power points. PVCu double glazed window.

SECOND FLOOR

ATTIC ROOM 18' 7" x 15' 8" (5.66m x 4.77m) overall 'L' shaped with vaulted ebonised beamed sloping ceiling with part exposed 'A' frame. 2 Double glazed velux windows. Fitted cupboards with louvre doors. Access to eaves storage. 2 Power points.

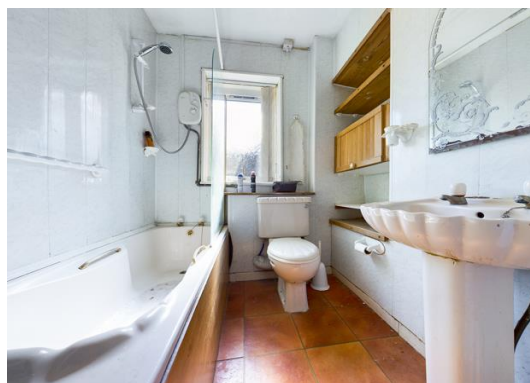
EXTERNALLY

On street 'Permit' parking available to fore. Walled/railed/gated paved forecourt. Rear covered walkway. Rear enclosed paved garden with ornamental pond and decorative stoned areas. **The rear garden extends for an overall depth of approximately 120ft. (36.5m) max.** OUTSIDE LIGHT AND WATER TAP.

OUTSIDE UTILITY ROOM 9' 5" x 3' 9" (2.87m x 1.14m)

OUTSIDE WC with fully tiled walls. 2 Piece suite in white comprising wash hand basin and WC - **NOT TESTED.**

ADJOINING STORE SHED 6' 7" x 4' 4" (2.01m x 1.32m)





DIRECTIONS: - '**Mansel Street**' connects 'St. Catherine's Street' with 'Lammas Street' and the property will be found **opposite** 'Cinnamon Indian Cuisine' Restaurant.

ENERGY EFFICIENCY RATING: - E (46).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 8020-0054-0129-7109-1953.

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

COUNCIL TAX: – BAND D 2021/22 = £1,775.95p. **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. *Amended details 04.08.21, 15.10.21.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

02.05.2021 - REF: 6113