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Properties

GERALD R.
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Est. 1998

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- MODERN SEMI-DETACHED HOUSE.
- KITCHEN/BREAKFAST ROOM. 2 WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- IN NEED OF MODERNISATION.
- NO FORWARD CHAIN.
- TRADITIONALLY BUILT. 3 BEDROOMS.
- LIVING/DINING ROOM. GAS C/H.
- PRIVATE SECURE SUNNY SOUTH FACING SIDE/REAR GARDEN.
- SHORT WALK CARMARTHEN TOWN CENTRE.

No 5 Prospect Place
Off Lammas Street
Carmarthen SA31 3BD

£95,000 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 modern traditional cavity built 'L' shaped **3 BEDROOMED SEMI-DETACHED HOUSE** having attractive brick elevations that is in need of modernisation situated set back off 'Lammas Street' being **approached via a pathway opposite the 'Coracle Fish Bar'** within a relatively level short 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 2002. GAS C/H - NOT TESTED.

PVCu DOUBLE GLAZED WINDOWS TO MOST ROOMS. IN NEED OF MODERNISATION.

NO FORWARD CHAIN.

PVCu PART OPAQUE DOUBLE GLAZED ENTRANCE DOOR TO

RECEPTION HALL 14' 3" (4.34m) in depth with laminate flooring. Radiator. 1 Power point. Staircase to first floor.

WALK-IN STORE CUPBOARD OFF 6' 2" x 2' 10" (1.88m x 0.86m) with gas meter. Fitted shelving. Folding door.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF with hanging rail.

SEPARATE WC with single glazed window. 2 Piece suite in white comprising WC and wash hand basin.

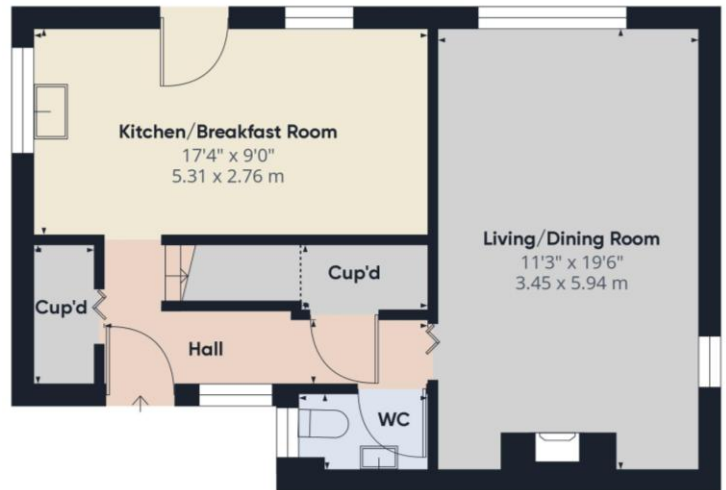
KITCHEN/BREAKFAST ROOM 17' 6" x 9' (5.33m x 2.74m) with ceramic tiled floor. Double aspect. Part tiled walls. Double glazed 'Velux' window and single glazed window to fore. PVCu double glazed window overlooking the side garden. Radiator. 7 Power points. Water meter. Part vaulted ceiling. Range of base and eye level kitchen units incorporating a 1.5 bowl sink unit and glazed/open fronted display units. PVCu part opaque double glazed door to the side garden. Plumbing for washing machine. Telephone point.

LIVING/DINING ROOM 19' 7" x 11' 5" (5.96m x 3.48m) with double aspect. Radiator. Fireplace with 'coal effect' gas fire - **NOT TESTED**. TV and telephone point. 5 Power points. 2 PVCu double glazed windows - 1 overlooking the side garden.

FIRST FLOOR

LANDING with telephone point. 1 Power point.

WALK-IN AIRING/LINEN CUPBOARD 6' 11" (2.11m) in depth with slatted shelving. 'Vaillant' gas fired central heating boiler - **NOT TESTED**.



Ground Floor



Floor 1



BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m) with part tiled walls. Radiator. Double glazed 'Velux' window. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over - not tested and shower screen.

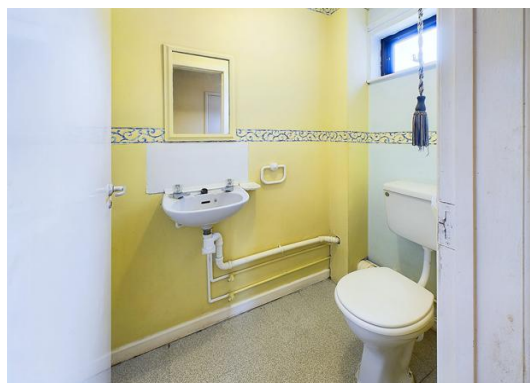
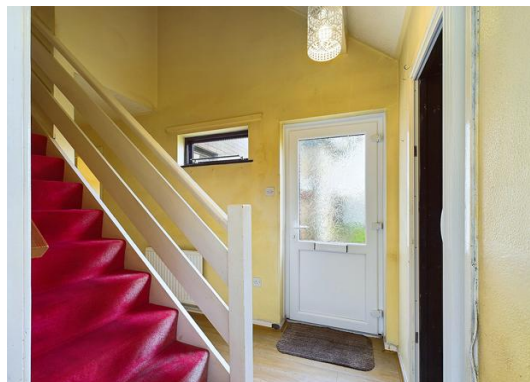
SIDE BEDROOM 1 9' 1" x 7' 11" (2.77m x 2.41m) with part sloping ceiling. Radiator. PVCu double glazed window with a view of the site of the 'Bulwarks' which are the remains of the 17th Century Civil War defensive earthworks that protected West Carmarthen. TV point. 2 Power points.

SIDE BEDROOM 2 11' 5" x 9' 3" (3.48m x 2.82m) with radiator. 2 Power points. PVCu double glazed window with a view over the 'Bulwarks' which are the remains of the 17th Century Civil War defensive earthworks that protected West Carmarthen.

REAR BEDROOM 3 10' x 8' 3" (3.05m x 2.51m) with radiator. PVCu double glazed window. 2 Power points. Access to loft space.

EXTERNALLY

The property is approached off 'Lammas Street' via a **shared pathway**. Open plan front lawned garden. There is to the **side a private sunny south facing enclosed garden** with paved sun terrace and lawn with to the rear a stone walled lawned garden that affords a **good degree of privacy**. **OUTSIDE LIGHT and WATER TAP. GARDEN STORE SHED.**







THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - The property can **ONLY** be approached on **FOOT** as there is **NO car parking** with the property. 'Prospect Place' is located **opposite** and **between 'Cogan's Newsagents' and 'The Coracle Fish Bar'** just after the entrance to 'Thomas Court'. Walk down the alleyway signposted '**Prospect Place**' **above the arch** and the property will be found on your **right hand side**.

ENERGY EFFICIENCY RATING: - D (56).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0018-0200-6004-6211-9714.

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

COUNCIL TAX: - **BAND C** 2025/26 = £2,012.50p. **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 26.6.25, 21.07.25, 17.12.25.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

31.08.2024 - REF: 6907