

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE SPACIOUS BAY FRONTED SEMI-DETACHED HOUSE.
- WELL PRESENTED ACCOMODATION OF CHARM AND CHARACTER.
- SOUTH FACING DECKED SUN TERRACE AND ENCLOSED LAWNED GARDEN.
- SHORT WALK OF GLANGWILI HOSPITAL.
- 3 DOUBLE BEDROOMS. 3 LIVING ROOMS. 2 WC's.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- VIEWS TO REAR TOWARDS 'MERLIN'S HILL' AND BEYOND.
- WALKING DISTANCE TOWN CENTRE.

No 23 Bronwydd Road
Carmarthen
SA31 2AJ

£289,950 OIRO
FREEHOLD

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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.

*A most conveniently situated well presented traditionally built (1936) **BAY FRONTED 3 DOUBLE BEDROOMED/3 RECEPTION ROOMED SEMI-DETACHED HOUSE** of charm and character **enjoying views to the rear** and situated within a **relatively short level walk of Glangwili General Hospital** and is within **walking distance of Tanerdy Petrol Filling Station and Convenience Store** and the readily available facilities and services at the **centre of the County and Market town of Carmarthen (1 Mile)**. The property is located on a **regular bus route** and enjoys **ease of access to the A40, A48, A484 and A485 trunk roads**.*

FIRST TIME ON THE OPEN MARKET SINCE 2006. CAVITY WALL INSULATION.

GAS C/H with thermostatically controlled radiators - **new boiler** and most radiators December 2023.

PVCu DOUBLE GLAZED WINDOWS. 8'6" CELING HEIGHTS to most rooms.

PLASTIC FASCIA'S. THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

MANY CHARACTER FEATURES including woodblock flooring, stained glass windows, picture rails, original internal doors etc.



ARCHED RECESSED ENTRANCE PORCH with tiled floor. Original part glazed entrance door with double glazed stained glass/leaded lights and secondary glazed window to side to match.

RECEPTION HALL 12' 8" x 6' 11" (3.86m x 2.11m) overall with oak wood block flooring to a 'herringbone' design. Staircase to first floor with oak newel post, handrail and spindles. Understairs storage cupboard. Picture rail. Radiator. Cloak hooks.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD with 2 power points.

SITTING ROOM 11' 11" x 10' 10" (3.63m x 3.30m) plus PVCu double glazed window with oak wood block flooring to a 'herringbone' design. Store cupboard to former fireplace having fitted shelving to either side. Radiator. Fitted display shelving. Picture rail. 4 Power points. Telephone point.

LIVING ROOM 13' 11" x 11' 11" (4.24m x 3.63m) overall with oak wood block flooring to a 'herringbone' design. Feature former fireplace with slate hearth. Radiator. Picture rail. 6 power points. PVCu double glazed double french doors to and overlooking the decked terrace and from with a [view](#) is enjoyed towards 'Merlin's Hill'.

DINING ROOM 9' 10" x 9' 4" (2.99m x 2.84m) plus recess with ceramic tiled floor. Radiator. PVCu double glazed window. Feature tiled fireplace with oak surround and built-in part glazed cupboards to either side. Picture rail. 1 Power point. 4'8" Wide archway to

FITTED KITCHEN/BREAKFAST ROOM 14' 9" x 11' 11" (4.49m x 3.63m) overall "L" shaped with ceramic tiled floor. Radiator. 2 PVCu double glazed windows. Part tiled walls. 7'6" ceiling high. 8 power points. Provision for a gas cooker. Access to loft space. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit.

REAR HALL with ceramic tiled floor. Cloak hooks. PVCu part opaque double glazed entrance door opening to

UTILITY ROOM with ceramic tiled floor. Radiator. 2 PVCu double glazed windows. Access to loft space. Plumbing for washing machine. Fully tiled walls. 2 Power points plus fused point. Range of fitted base kitchen units incorporating a 1.5 bowl sink unit. Door to

SEPARATE WC with fully tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Radiator. Recessed downlighting.

FIRST FLOOR - 7'11' ceiling height

LANDING with PVCu opaque double glazed window. Access via retractable loft ladder to a partly boarded attic space with electric light.

REAR BEDROOM 1 10' 11" x 10' 1" (3.32m x 3.07m) overall with 4 power points. Radiator. Single glazed window to fore. PVCu double glazed window to rear with a [view](#) over Glangwili hospital towards "Merlin's Hill" and beyond. Built-in wardrobe to one side of original feature fireplace. Picture rail.

REAR BEDROOM 2 13' 11" x 10' 8" (4.24m x 3.25m) plus recess and fitted wardrobe with double doors. PVCu double glazed picture window with a [view](#) towards 'Merlin's Hill' and beyond. Exposed pine boarded floor. Picture rail. 6 power points. **Original feature fireplace.**



FRONT BEDROOM 3 11' 1" x 10' 10" (3.38m x 3.30m) overall with radiator. PVCu double glazed window. Picture rail. Original feature fireplace with recess to one side and shelved recess to the other side. 4 power points.

BATHROOM 7' 9" x 5' 10" (2.36m x 1.78m) overall with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Feature 'heritage' towel warmer radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and original enamelled bathtub with dual head plumbed-in shower over.

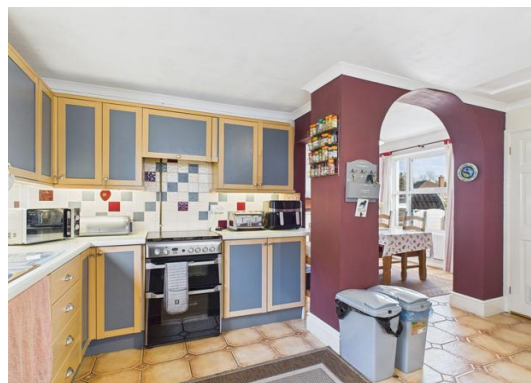
FITTED BOILER CUPBOARD housing the "Worcester" gas fired central heating boiler (December 2023)

EXTERNALLY

Walled tarmacadamed/hardcored forecourt providing ample private car parking. Pathway to one side. **Rear decked sun terrace measuring 27' by 16' (8.22m x 4.87m) overall** with a short flight of steps down to an enclosed sunny south facing rear lawned garden with kitchen garden. **OUTSIDE LIGHT AND WATER TAP.**

STORE ROOM with **restricted** headroom. Opening to

WORKSHOP 9' 9" x 5' 7" (2.97m x 1.70m) concrete block built. Power and lighting.







DIRECTIONS: - From **Carmarthen town centre** travel along 'Priory Street' **past** the entrance to the 'Amphitheatre' continuing **past** Tanerdy Petrol Filling Station/Convenience store and 'Tafarn Tanerdy' to the **roundabout**. Take the **first exit for Cardigan** **passing** the left hand turning for 'Hafod Cwnin/Nash Avenue' to the **next roundabout** and take the **first exit onto 'Bronwydd Road'** and **No 23** is the **eleventh property** on the **right hand side**.

ENERGY EFFICIENCY RATING: - C (74).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0390-2434-8390-2224-8441.

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

COUNCIL TAX: - BAND E. 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

23.10.2025 - REF: 7140