

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



- **VERY WELL PRESENTED MIDDLE LINK HOUSE.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **ENCLOSED LANDSCAPED REAR GARDEN.**
- **WALKING DISTANCE 'UWTSD,' 'S4C' AND 'PARC DDEWI SANT.'**
- **NO FORWARD CHAIN. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **UNRESTRICTED 'ON STREET' PARKING AVAILABLE IMMEDIATELY TO REAR.**
- **WALKING DISTANCE TOWN CENTRE.**

No 61 Sycamore Way
Carmarthen
SA31 3QG

£169,950 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 very well presented modern (Circa. 1960) **3 BEDROOMED/2 RECEPTION ROOMED MIDDLE-LINKED HOUSE** that has been **modernised and updated** by the vendor since 2013 being located on the periphery of an established residential estate of similar type former Local Authority built dwellings and situated within a **short walk of the local shop**, within **walking distance of the 'Co-op' convenience store** on 'Ash Grove,' 'UWTSD,' 'S4C' and 'Parc Ddewi Sant,' is within **walking distance** of the centre of Johnstown and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

NO FORWARD CHAIN.

VIEWS ARE ENJOYED FROM THE PROPERTY TOWARDS 'UWTSD,' 'YSTRAD WOODS' AND BEYOND.

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

PLASTIC FASCIA AND SOFFIT. MOULDED WHITE BOARDED EFFECT INTERNAL DOORS.

TEXTURED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 6' 7" x 5' 9" (2.01m x 1.75m) with boarded effect laminate flooring. 2 Power points. Gas fired C/h boiler.

LIVING ROOM 14' 9" ext. 18' x 14' 6" (4.49m ext. 5.49m x 4.42m) with boarded effect laminate flooring. PVCu double glazed picture window to fore. Feature tiled fireplace and chimney breast incorporating a log effect fire. C/h thermostat control. Radiator with decorative cover. 5 Power points. Telephone point. Understairs storage cupboard. Staircase to first floor.

DINING ROOM 9' 6" x 8' 6" (2.89m x 2.59m) with radiator having a decorative cover. Boarded effect laminate flooring. PVCu double glazed window to rear. 1 Power point. Archway to

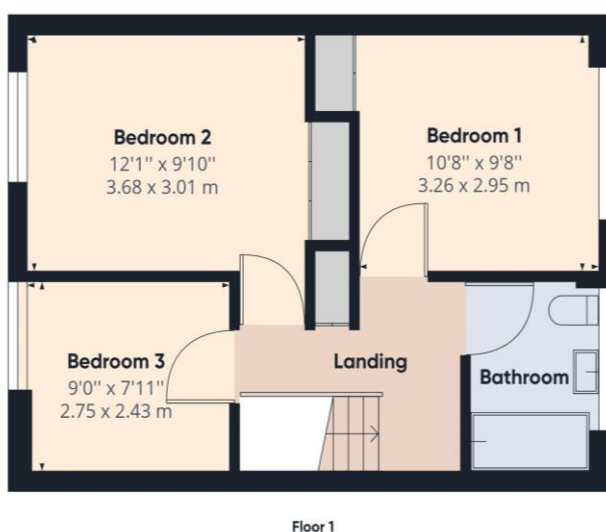
FITTED KITCHEN 9' 8" x 9' (2.94m x 2.74m) with boarded effect laminate flooring. Part tiled walls. 6 Power points plus fused points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a gas hob, electric oven, cooker hood and sink unit.

FIRST FLOOR

LANDING with radiator. 1 Power point. Access to loft space. C/h timer control.

FITTED AIRING/LINEN CUPBOARD

BATHROOM 8' x 5' 8" (2.44m x 1.73m) with patterned tile effect vinyl floor covering. Chrome towel warmer ladder radiator. Fully tiled walls. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over.



REAR BEDROOM 1 10' 8" x 9' 8" (3.25m x 2.94m)
plus built-in wardrobe with 4 power points. PVCu double glazed window. Radiator with decorative cover.

FRONT BEDROOM 2 11' 11" x 9' 8" ext. 11' 8" (3.63m x 2.94m ext. 3.56m) **plus** built-in wardrobe with radiator. PVCu double glazed window with a **view** towards 'UWTSD,' 'Ystrad Woods' and beyond. 2 Power points.

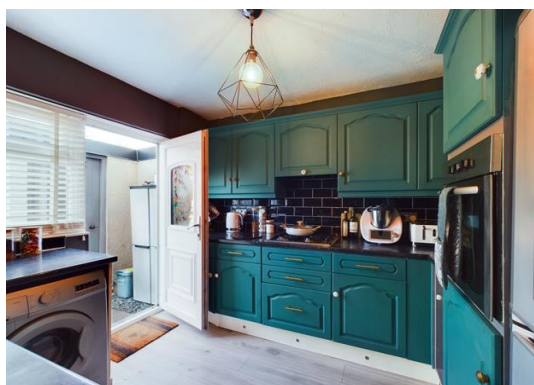
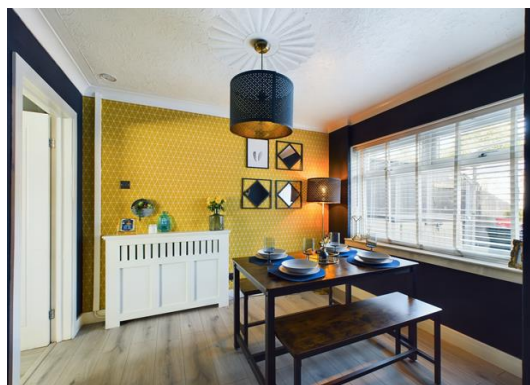
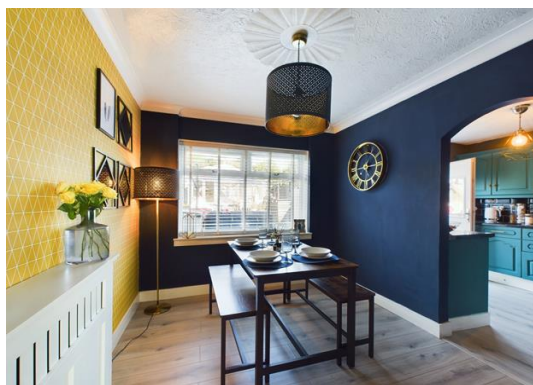
FRONT BEDROOM 3 8' 7" x 8' (2.61m x 2.44m) **overall** with PVCu double glazed window having a **view** towards 'UWTSD,' 'Ystrad Woods' and beyond. Radiator. 1 Power point.

EXTERNALLY

Open plan front lawned garden. Rear enclosed close boarded fenced landscaped garden incorporating a paved sun terrace and artificial grassed area with decorative slate areas. From the rear garden there is a gated access to the rear 'service lane/access road' where **unrestricted 'on street' parking is available.** 4 POWER POINTS. OUTSIDE LIGHT and WATER TAP.

STORE SHED 11' 3" x 3' 10" (3.43m x 1.17m)

SUMMER HOUSE - AVAILABLE BY SEPARATE NEGOTIATION.







DIRECTIONS: - From **Carmarthen town centre** proceed up '**Picton Terrace**' and **turn right opposite** '**The National Assembly Offices/Barracks**' in to '**Picton Place.**' **Turn left** after the Recreation Area/open space into '**Penbryn Avenue**' and continue to the **offset junction** with '**Steele Avenue**' and continue **straight across the road** into '**Beech Road**' and then **turn first right** after the '**Sleeping Policeman**' **signposted** 'Sycamore Way - Rear Access Nos 1- 77.' Travel a **short distance** along this road **past** the **garages** and the property will be found on the **left hand side BEFORE** the right hand bend.

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 B 2023/24 = £1,514.36p. **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

11.09.2023 - REF: 6665