



- **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**

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)  
Telephone: 01267-220424 • Facsimile: 01267-238779  
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.

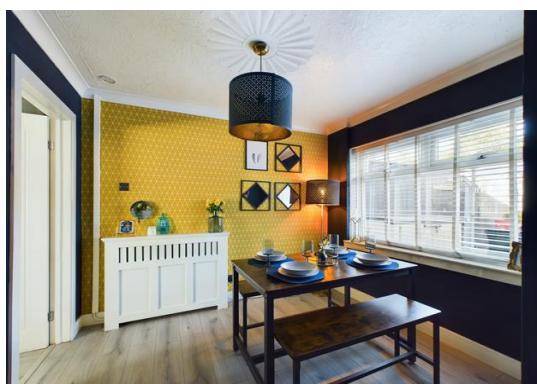
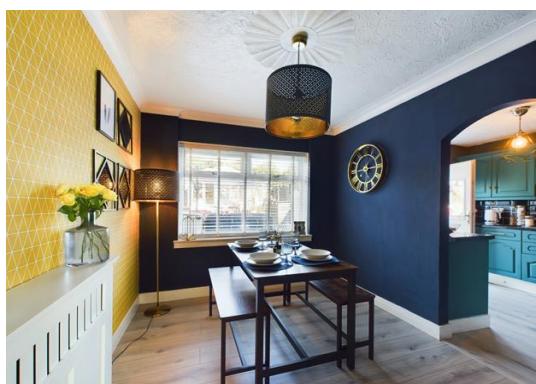
### EXTERNALLY

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**

11.09.2023 - REF: 6665

Strictly by appointment with Gerald R Vaughan Estate Agents