

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE DOUBLE BAY FRONTED LATE VICTORIAN RESIDENCE.
- 4/5 BEDROOMS (4 DOUBLES). BATHROOMS/WC's. 2 LIVING ROOMS.
- PV PANELS PROVIDING AN INCOME.
- LANDSCAPED GARDENS.
- MODERNISED AND UPDATED SINCE 2021.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SUNNY SOUTH FACING POSITION.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

Penrhos
Springfield Road
Carmarthen SA31 1DZ

£445,000 OIRO
FREEHOLD

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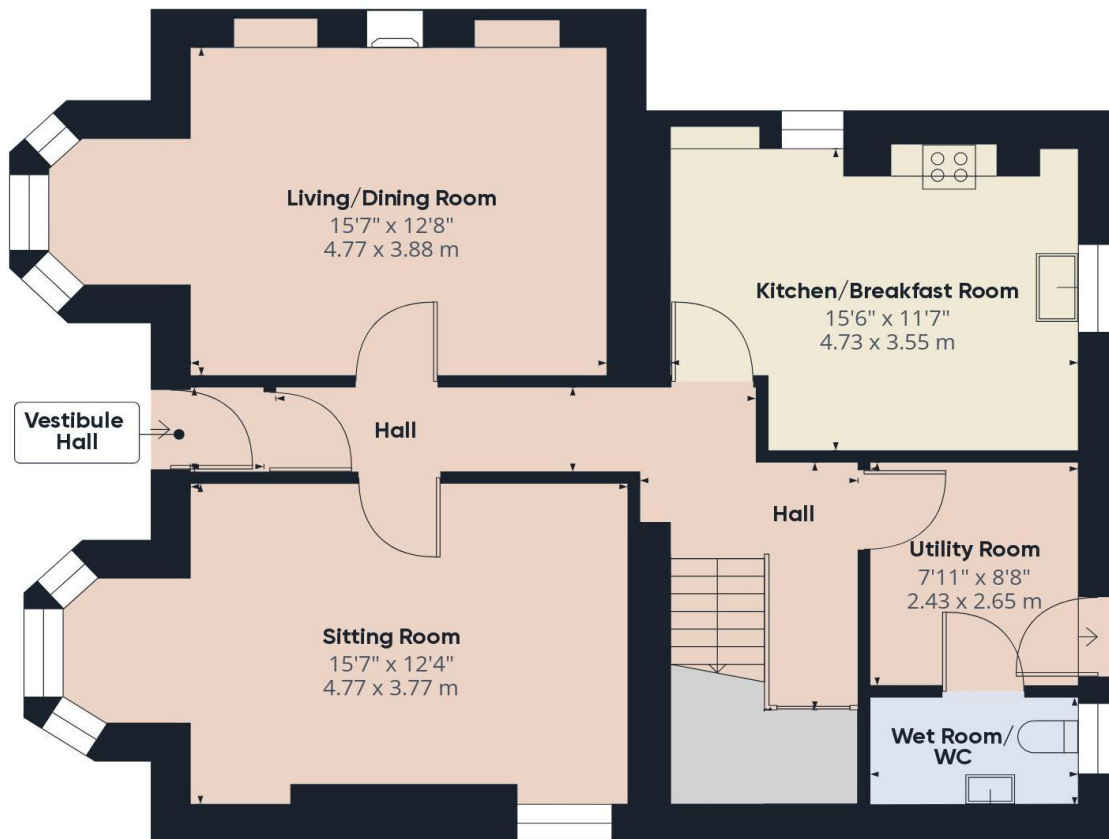
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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PROTECTED

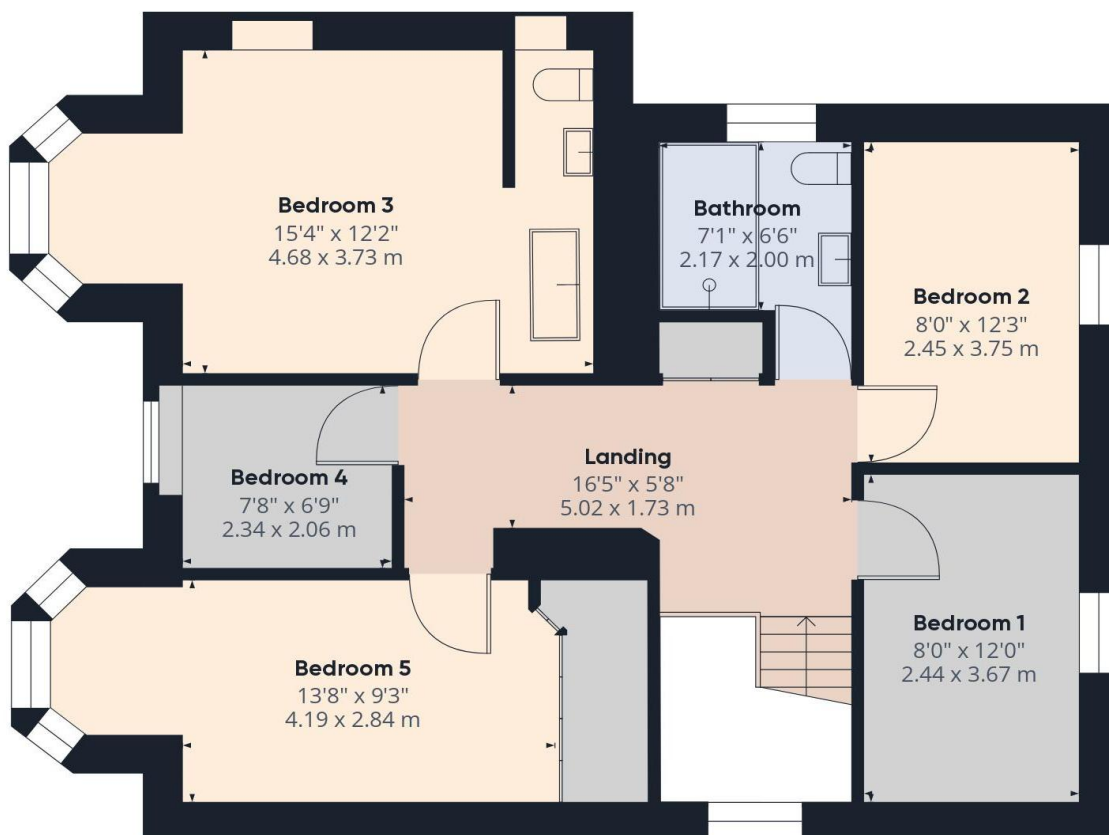
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The Property
Ombudsman

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.



Ground Floor



Floor 1

An attractive most conveniently situated modernised and updated late Victorian (circa. 1894) **DOUBLE BAY FRONTED DETACHED 4/5 BEDROOMED - 2 RECEPTION ROOMED FAMILY RESIDENCE** situated in a sought after residential area enjoying a **sunny south facing position with views** and located within **walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen and Glangwili General Hospital.**

MANY ORIGINAL CHARACTER FEATURES INCLUDING PANELLED INTERNAL DOORS, QUARRY TILED FLOORS, 9" SKIRTING BOARDS ETC.

GAS C/H with thermostatically controlled radiators (**new system installed after 2021**).

PVCu DOUBLE GLAZED WINDOWS.

7' 11" (2.41m) CEILING HEIGHTS TO THE GROUND FLOOR.

SMOOTH SKIMMED CEILINGS - SOME COVED. CCTV AND INTRUDER ALARM.

PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

PV PANELS PROVIDING AN INCOME (we are informed approx. £1,200 per year).

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN SUBSTANTIALLY MODERNISED AND UPDATED BY THE VENDOR SINCE 2021 TO INCLUDE THE PROVISION OF A NEW KITCHEN, NEW EN-SUITE AND SHOWER ROOM FITMENTS, SOME NEW CEILINGS, PROVISION OF FLUE LINING TO THE CHIMNEY STACKS, NEW PLUMBING AND CENTRAL HEATING SYSTEM TO INCLUDE A NEW BOILER, NEW PVCu BAY WINDOWS TO THE FRONT ELEVATION, SOME NEW FLOORING, LANDSCAPING OF THE REAR GARDEN, PROVISION OF NEW RAINWATER GOODS, REDECORATION ETC.

ENTRANCE PORCH with quarry tiled floor. Panelled door to

VESTIBULE HALL with feature quarry tiled floor.
Glazed/panelled door to

RECEPTION HALL with laminate flooring to a herringbone design. Radiator.

LIVING/DINING ROOM 15' 8" x 12' 7" (4.77m x 3.83m) plus 5' 10" (1.78m) wide PVCu double glazed bay window that overlooks the front garden. Feature tiled fireplace with pine surround incorporating a multi fuel roomheater with slate hearth having shelved alcoves to either side. Ethernet point. Upright panel radiator. 8 Power points. Coved ceiling.

SITTING ROOM 15' 10" x 12' 5" (4.82m x 3.78m) plus 5' 10" (1.78m) wide PVCu double glazed bay window that overlooks the front garden. 6 Power points. Double aspect. Coved ceiling. Ethernet point. Feature art deco style tiled fireplace with slate hearth having an arched alcove to one side. PVCu double glazed window to side. Upright panel heater.

INNER HALL with laminate flooring to a herringbone design. Staircase to first floor with pine newel post, handrail and spindles. Radiator. Cloak hook. 1 Power point. Understairs storage cupboard.



FITTED KITCHEN/BREAKFAST ROOM 15' 7" x 11' 8" (4.75m x 3.55m) overall slightly 'L' shaped with boarded effect flooring. Upright panel radiator. Double aspect. PVCu double glazed windows to the side and rear both with glass shelves. Recessed downlighting. 5 Power points plus 'pop up' electrical points with 2 USB charger ports. Range of fitted kitchen units with solid wood work surfaces incorporating a 5 ring gas hob, integrated dishwasher, 'Neff' microwave oven, 'Neff' electric oven and grill, 1.5 bowl sink unit and tall larder units to the recess.



UTILITY ROOM 8' 5" x 8' 1" (2.56m x 2.46m) with tiled floor. PVCu double glazed door to rear. Recessed downlighting. 2 Power points. Fitted shelved floor to ceiling units. Fitted store cupboard. Plumbing for washing machine.

WET ROOM 7' 7" x 3' 3" (2.31m x 0.99m) with tiled floor. PVCu opaque double glazed window. Radiator. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Part tiled walls. Dual head plumbed-in shower.



FIRST FLOOR - 8' 9" (2.67m) Ceiling heights.

SPACIOUS LANDING 16' 8" x 8' 9" (5.08m x 2.66m) overall with double glazed sash window to the stairwell. Ethernet point. 2 Power points. C/h timer and thermostat controls. **'Remcon' home ventilation system** with remote control. Access via fold down loft ladder to the partly boarded rear attic space. Separate access via fold down loft ladder to the front boarded attic space that houses the gas fired central heating boiler. Electric light to both attic spaces.



BUILT-IN CUPBOARD OFF

REAR BEDROOM 1 12' 2" x 8' 1" (3.71m x 2.46m) currently used as a Home Office with PVCu double glazed window overlooking the rear garden. 4 Power points. Radiator.

REAR BEDROOM 2 12' 4" x 8' (3.76m x 2.44m) with radiator. PVCu double glazed window overlooking the rear garden. Ethernet point. Radiator. 6 Power points.



SHOWER ROOM 7' 1" x 6' 6" (2.16m x 1.98m) ext to 8' 10" (2.69m) overall with PVCu double glazed window to side overlooking farm land. Vinyl floor covering to a herringbone design. Part tiled walls. Chrome towel warmer ladder radiator. Recessed downlighting. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. 6' 5" (1.96m) wide waterproof panelled shower enclosure with plumbed-in dual head shower over and shower screen.

MASTER BEDROOM 3 12' 3" x 12' (3.73m x 3.65m) plus 5' 10" (1.78m) wide PVCu double glazed bay window with a view. Radiator. 8 Power points. Shelved recess. Opening to



EN-SUITE BATHROOM 12' x 3' (3.65m x 0.91m) with tile effect vinyl floor covering. Recessed downlighting. Extractor fan. Shelled recess. 3 Piece suite in white comprising WC, pedestal wash hand basin and oval bathtub with shower attachments.

FRONT BEDROOM 4/STUDY 7' 9" x 6' 10" (2.36m x 2.08m) with PVCu double glazed window with a view. Radiator. 4 Power points.

FRONT BEDROOM 5 13' 8" x 9' 2" (4.16m x 2.79m) plus fitted wall to wall/floor to ceiling wardrobes and 5' 10" (1.78m) wide PVCu double glazed window with a **view**. 4 Power points. Radiator.

EXTERNALLY

The residence occupies landscaped gardens incorporating a front tarmacadamed entrance drive that provides hardstanding for upto 4 vehicles with there being an open fronted covered area providing **bin storage (19' 10" x 8' 8" 6.05m x 2.64m) etc.** Front lawned garden with brick paved footpath and herbaceous borders leading up to a walled/railed/gated paved sun terrace that abuts the front entrance porch and which enjoys a sunny southerly aspect. **7' (2.13m) Wide** gated paved pathway to one side. Rear paved courtyard with a door leading to 'Springfield Road'. Beyond the courtyard and approached via a small flight of steps is a two tiered walled/railed/gated paved terrace that enjoys a sunny aspect.

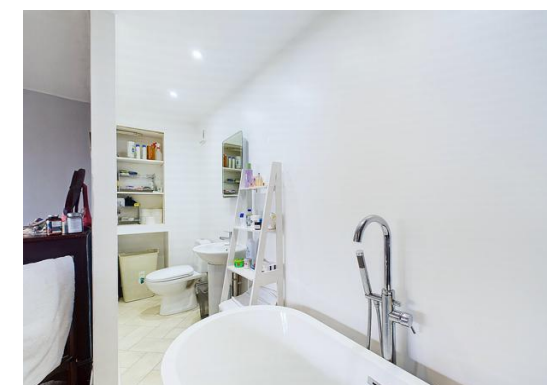
OUTSIDE UTILITY ROOM 7' 6" x 7' 4" (2.28m x 2.23m) with 10 power points. Single glazed window. Ledge and brace entrance door. Plumbing for washing machine.

ADJOINING FUEL STORE 17' 6" x 6' 3" (5.33m x 1.90m) stone built.

GREENHOUSE 10' x 8' (3.05m x 2.44m) THE GREENHOUSE IS AVAILABLE BY SEPARATE NEGOTIATION.

DETACHED GARAGE 17' 10" x 12' 2" (5.43m x 3.71m) with paved/concreted floor. 2 Power points. Single glazed window. Personal door. Electronically operated roller door. Brick built. Workbench.











DIRECTIONS: - From **Carmarthen town centre** travel up 'Waterloo Terrace' and **fork right into 'Wellfield Road'**. Continue **past** the right hand turning for 'Myrddin Crescent' and **turn next left into 'Springfield Road'**. Travel **two thirds of the way up 'Springfield Road'** and the property will be found on your **right hand side**.

ENERGY EFFICIENCY RATING: - D (59).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9763-2878-7791-9921-7831.

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

COUNCIL TAX: – BAND G. 2025/26 = £3,720.10p. *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

13.08.2024 - REF: 6861

Withdrawn from the market on 23.12.24 and replaced back on the market 10.11.25

Strictly by appointment with Gerald R Vaughan Estate Agents