

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- ESTABLISHED RESIDENTIAL ESTATE.
- 2 BEDROOMS. GAS C/H.
- FRONT AND REAR GARDENS.
- WALKING DISTANCE CARMARTHEN FIRE STATION.
- END OF LINK HOUSE.
- 'EVEREST' ALUMINIUM DOUBLE GLAZED WINDOWS.
- SCOPE TO CREATE PRIVATE CAR PARKING SPACE - STP.
- WALKING DISTANCE VIA 'LON HIR' OF CARMARTHEN TOWN CENTRE.

No 53 Heol Rudd
Carmarthen
SA31 1ST

£145,000 OIRO
FREEHOLD

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

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The Property
Ombudsman

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A most conveniently situated **2 DOUBLE BEDROOMED SEMI-DETACHED HOUSE** set slightly back off and above the road being located on an established residential estate of former Local Authority built dwellings of similar types and designs just off a **regular bus route** within a **relatively short walking distance of Carmarthen Fire Station** and the **local shops** at the top of 'Brewery Road' and is located within **walking distance** (via 'Lon Hir') of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

GAS C/H with some radiators thermostatically controlled.

'EVEREST' PLASTIC COATED ALUMINIUM DOUBLE GLAZED WINDOWS.

TEXTURED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

CANOPIED ENTRANCE PORCH with opaque double glazed plastic coated aluminium entrance door to

RECEPTION HALL with radiator. Staircase to first floor. C/h thermostat control. Boarded effect laminate flooring. 1 Power point. Cloak hooks. Opaque glazed door to

LIVING ROOM 13' 7" x 11' 5" (4.14m x 3.48m) plus recess to one side of feature fireplace. Boarded effect laminate flooring. Radiator. 6 Power points. Plastic coated aluminium double glazed window to rear. Opaque glazed door to

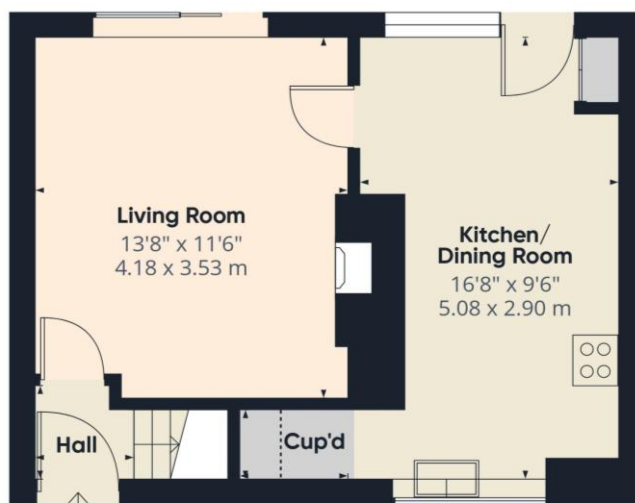
FITTED KITCHEN/DINING ROOM 17' x 9' 5" (5.18m x 2.87m) overall slightly 'L' shaped with boarded effect vinyl floor covering. Double aspect. Plastic coated aluminium double glazed windows to front and rear - views to fore. Part tiled walls. Radiator. Opaque double glazed plastic coated aluminium door to rear. 6 Power points. Provision for gas cooker. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. **BUILT-IN CUPBOARD** with double louvre doors.

OPEN FRONTED UNDERSTAIRS STORAGE CUPBOARD OFF with wall mounted 'Worcester' gas fired C/h boiler.

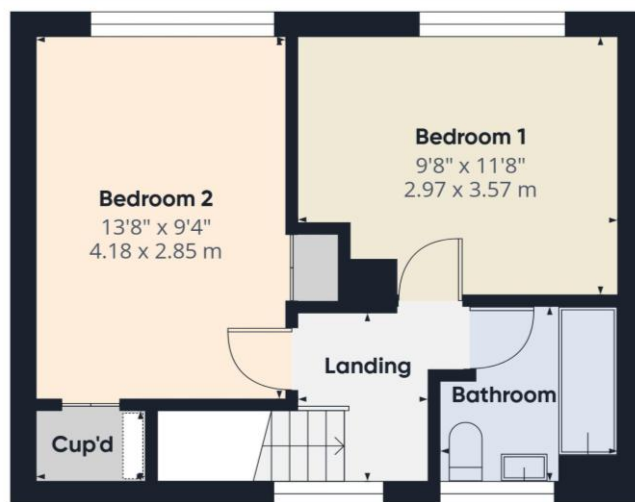
REAR CANOPIED ENTRANCE PORCH

FIRST FLOOR

LANDING with plastic coated aluminium double glazed window with a **view**. Provision for radiator. 1 Power point.



Ground Floor



Floor 1



BATHROOM 6' 10" x 6' 8" (2.08m x 2.03m) overall with radiator. Boarded effect laminate flooring. Opaque plastic coated aluminium double glazed window. Fully tiled walls. 3 Piece coloured suite comprising WC, pedestal wash hand basin with store cupboard beneath and panelled bath with shower attachment.

REAR BEDROOM 1 11' 8" x 9' 8" (3.55m x 2.94m) overall with plastic coated aluminium double glazed window with a **view**. Radiator. 1 Power point. Access to loft space.

REAR BEDROOM 2 13' 8" x 9' 2" (4.16m x 2.79m) plus walk-in wardrobe off over the stairwell. Plastic coated aluminium double glazed window with a **view**. 1 Power point. Radiator.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Double louvre doors.

EXTERNALLY

Un-restricted on street parking available to fore. Front walled lawned garden that provides scope to provide a private car parking space if so desired and subject to the necessary consents being obtained. Gated walled side/rear concreted courtyard area with beyond a gated walled lawned garden that enjoys a sunny south facing aspect and incorporates a paved sun terrace with hardcored area. **OUTSIDE LIGHT and WATER TAP. GARDEN STORE SHED.**

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: -**





DIRECTIONS: - From **Carmarthen town centre** 'Heol Rudd' may be approached from **either** the '**Brewery Road**' or '**Lime Grove Avenue**' directions. From '**Lime Grove Avenue**' **turn right opposite** the turning for the Fire Station into 'Russell Terrace.' Continue a **short distance** up 'Russell Terrace' and **turn first right** into 'Heol Rudd' and travel towards the **top** of 'Heol Rudd' and the property will be found on the **right hand side** on a **left hand bend before** the 'T' junction with 'Russell Terrace.'

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

COUNCIL TAX: - BAND B 2025/26 = £1,760.95p. **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

30.10.2025 - REF: 7142