



- **BAY FRONTED SEMI-DETACHED HOUSE.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **UNRESTRICTED ON STREET PARKING AVAILABLE IMMEDIATELY TO FORE.**
- **WALKING DISTANCE 'LLANGUNNOR PRIMARY SCHOOL'.**
- **2 BEDROOMS. 2 LIVING ROOMS.**
- **TERRACED REAR GARDEN WITH VIEWS.**
- **SHORT LEVEL WALK OF 'ALDI' AND BUSINESSES IN 'STEPHENS WAY'.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE (0.75 of a mile).**

**Sunili,  
No 1 Emlyn Terrace, Pensarn  
Carmarthen SA31 2DL**

**£159,950 OIRO  
FREEHOLD**

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A most conveniently situated **BAY FRONTED 2 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** that was originally built in 1896 and which was extended at the rear we believe in the 1970's, situated set slightly back off and above a 'no through' road but with **pedestrian access to the 'underpass'** that leads to '**Morrisons' Supermarket** being located within **walking distance** of 'Llangunnor Primary School' and within a **relatively level, short walking distance** of '**Aldi' Foodstore** and the numerous businesses on 'Stephens Way' approximately **0.75 of a mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

### **EASILY REVERT TO 3 BEDROOMS IF SO DESIRED.**

**GAS CENTRAL HEATING** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS.** **PLASTIC FASCIA AND SOFFIT.**

**9' 5" CEILING HEIGHT** to some ground floor rooms.

**ARTEX AND COVED CEILINGS.** **THE FITTED CARPETS ARE INCLUDED.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN COMPLETELY MODERNISED/RENOVATED BY THE VENDOR SINCE 2002 TO INCLUDE A NEW CENTRAL HEATING SYSTEM, NEW MAIN AND FLAT ROOFS (2007), NEW WINDOWS, NEW BATHROOM (2016), NEW KITCHEN FITMENTS (AUG 2021) ETC.**

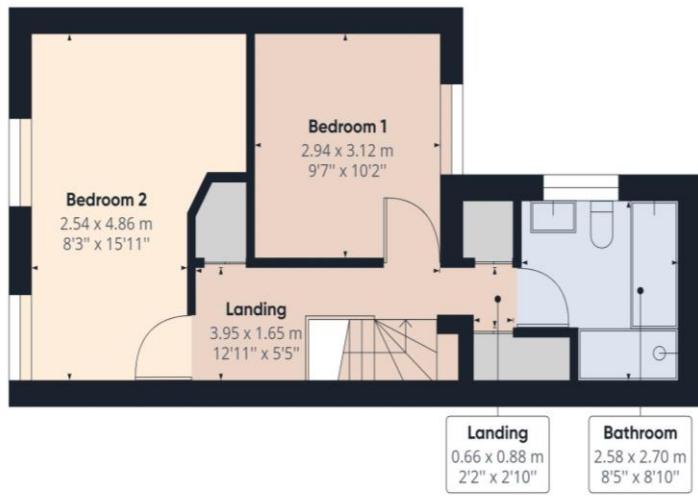
**VESTIBULE HALL** with ceramic tiled floor. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights. Cloak hooks. Pine panelled/glazed door to

**RECEPTION HALL** with staircase to First Floor. Telephone point. 3 Power point. Radiator.

**DINING ROOM 15' 10" x 11' 6" (4.82m x 3.5m) overall** with laminate flooring. Radiator. PVCu double glazed window. 6 Power points. C/h thermostat control. Opaque glazed/panelled door to the Kitchen. Understairs storage area. Glazed/panelled double folding doors to

**LIVING ROOM 11' 11" x 9' 8" (3.63m x 2.94m) plus 5' 11" (1.80m)** wide PVCu double glazed bay window. Feature 'Adam' style fireplace incorporating a coal effect gas fire with arched alcove to one side. 8 Power points. TV aerial cable. Telephone point. 2 Wall light fittings.

**FITTED KITCHEN 11' 1" x 9' 1" (3.38m x 2.77m) overall** with ceramic tiled floor. PVCu double glazed window. PVCu part opaque double glazed door to outside. Range of fitted base and eye level kitchen units incorporating a ceramic 1½ bowl sink unit, gas hob with tiled splashback, space for tumble drier, electric double oven and pull-out Larder unit. Plumbing for washing machine. 7 Power points plus fused points. Wall mounted 'Baxi' gas fired central heating boiler.



**FIRST FLOOR** - 8' 8" (2.64m) Ceiling heights.

**LANDING** 12' 11" x 5' 5" (3.93m x 1.65m) overall with radiator. 1 Power point. Access to partly boarded loft space via a retractable ladder and which has a double glazed 'Velux' window.



#### BUILT-IN CUPBOARD OFF

**INNER LANDING** with glazed/pine panelled door to the bathroom.

**BUILT-IN AIRING/LINEN CUPBOARD OFF** with radiator. Louvre door.

#### WALK-IN STORE CUPBOARD OFF

**BATHROOM** 8' 10" x 8' 5" (2.69m x 2.56m) overall 'L' shaped with chrome towel warmer ladder radiator. PVCu opaque double glazed window. Fully tiled walls. Tile effect vinyl floor covering. 3 Piece suite in white comprising wash hand basin and WC to fitted bathroom furniture and 'Spa' bath. Shower enclosure with plumbed in shower over and drying area off.

**REAR BEDROOM 1** 10' 3" x 9' 10" (3.12m x 2.99m) with PVCu double glazed window overlooking the rear garden. Radiator. 6 Power points.

**MASTER BEDROOM 2** 15' 11" x 9' 6" (4.85m x 2.89m) plus recess (formerly 2 rooms) with 2 PVCu double glazed windows to fore. TV point. 2 Radiators. 10 Power points. Fitted bedroom suite.

#### EXTERNALLY

Walled/railed/gated front garden. Side gated storage area with pathway leading to the rear concreted Courtyard which has a **STORE ROOM OFF** and steps leading up to an enclosed sunny south facing terraced garden with decorative stoned areas and beyond an upper decked garden from which views are enjoyed over Carmarthen. **Unrestricted on street parking available immediately to fore.**







**DIRECTIONS:** - From **Carmarthen town centre** travel over the **Tywi Bridge** and **straight across** the roundabout and travel along 'Pensarn Road' **passing** 'ATS', the right hand turning for 'Stephens Way', 'Kwik Fit', the 'Citroen' garage and continue to the **mini roundabout** and **bare left** under '**Pont Pensarn**'. Travel over the **speed bump** and **turn immediately right** into 'Emlyn Terrace' **before** going up 'Babell Hill' and the property is the **second on the left hand side**.

**ENERGY EFFICIENCY RATING:** - D (58).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8833-7721-5790-7324-8902.

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

**COUNCIL TAX:** – BAND C. 2022/23 = £1,524.32p. *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**

03.05.2022 - REF: 6359

Strictly by appointment with Gerald R Vaughan Estate Agents