

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



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

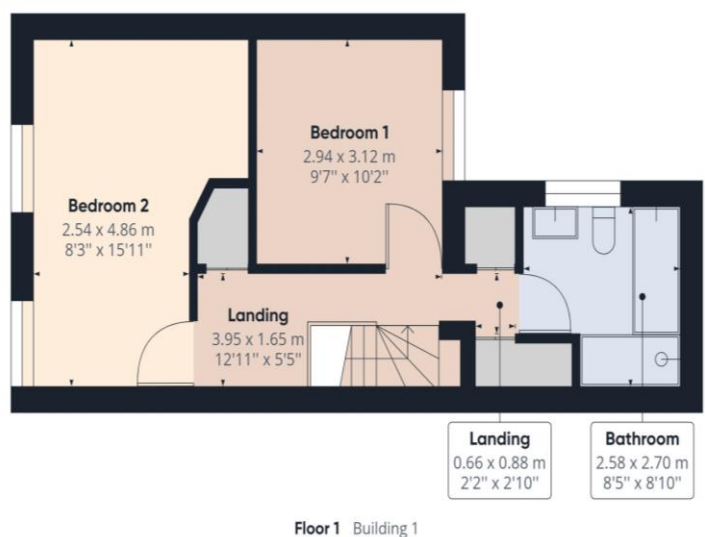
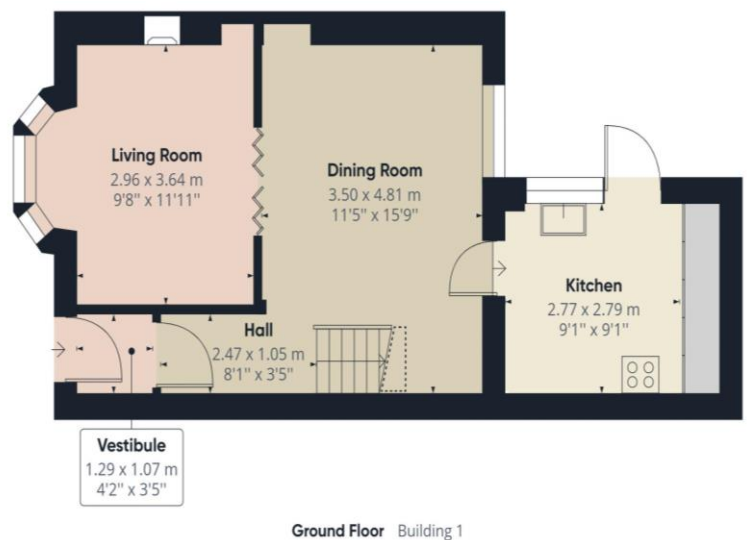
**VESTIBULE HALL** with ceramic tiled floor. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights. Cloak hooks. Pine panelled/glazed door to

**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**

Strictly by appointment with Gerald R Vaughan Estate Agents

03.05.2022 - REF: 6359