

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Valuers
Land Agents
Surveyors

Est. 1998



- ATTRACTIVE SEMI-DETACHED HOUSE.
- VERY WELL PRESENTED.
- 2 LIVING ROOMS. 2 WC's. GAS C/H.
- CLOSE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- SOUGHT AFTER AREA.
- 2 DOUBLE BEDROOMS - FORMERLY 3 BEDROOMS THAT WOULD EASILY REVERT.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

**No 44 Myrddin Crescent
Carmarthen
SA31 1DX**

£259,950 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.

*An attractive very well presented conveniently situated traditionally built (1931/32) **BAY FRONTED 2 DOUBLE BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** that would easily **revert** to 3 bedroomed accommodation having a part brick facade being located in a much **sought after residential area** within a **short level walking distance of 'St. Catherine's Walk' shopping precinct, Doctors Surgeries, Public Library** and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

FIRST TIME ON THE MARKET SINCE 2010. NO FORWARD CHAIN.

GAS C/H with thermostatically controlled radiators.

CAVITY WALL INSULATION - 13.03.2012 with a 25 Year Guarantee. **PLASTIC FASCIA AND SOFFIT.**

PVCu DOUBLE GLAZED WINDOWS - rear Bedroom windows and Shower room windows re-placed February 2023.

8' 6" (2.59m) CEILING HEIGHTS TO THE GROUND FLOOR.

PAINTED PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 12' 11" x 9' 3" (3.93m x 2.82m) overall 'L' shaped with radiator. 1 Power point. Staircase to first floor. Understairs storage cupboard. PVCu opaque double glazed window to side with stained glass/leaded lights. Telephone point. PVCu part opaque double glazed entrance door with stained glass/leaded lights.

SEPARATE WC with extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin with tiled splashback and WC. Radiator. Wall mounted 'Worcester' gas fired central heating boiler (2012). Electricity consumer unit.

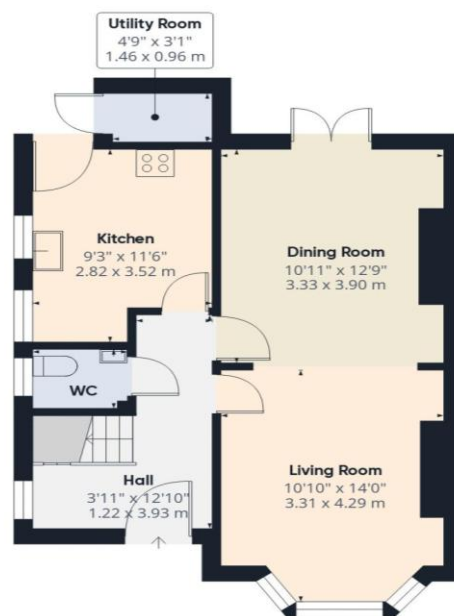
LIVING ROOM 11' 11" x 10' 10" (3.63m x 3.30m) plus 7' 11" (2.41m) wide PVCu double glazed bay window. Feature tiled fireplace incorporating a coal effect gas fire – **NOT WORKING**. Telephone point. Radiator. Picture rail. 4 Power points. C/h thermostat control. 8' 7" (2.62m) Wide opening to

DINING ROOM 12' 11" x 10' 11" (3.93m x 3.32m) with oak boarded effect flooring. Radiator. PVCu double glazed 'French' double doors to and overlooking the rear garden. Picture rail. 6 Power points. Fitted shelving to one side of former fireplace.

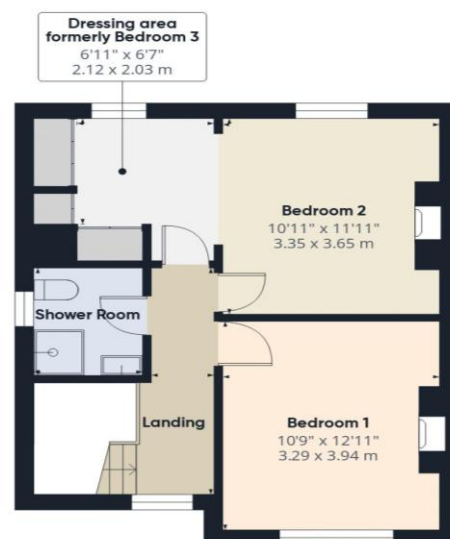
FITTED KITCHEN 11' 8" x 9' 4" (3.55m x 2.84m) overall slightly 'L' shaped with radiator. Quarry tiled floor. 2 PVCu opaque double glazed windows to side. PVCu part opaque double glazed door to rear. Part tiled walls. Telephone point. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, gas oven, gas hob and cooker hood.

FIRST FLOOR - with 7' 11" (2.41m) ceiling heights

LANDING with access to loft space. Coved ceiling. PVCu double glazed window to fore with a **view**.



Ground Floor



Floor 1

FRONT BEDROOM 1 12' 11" x 11' (3.93m x 3.35m) overall with radiator. Picture rail. Fitted wardrobes with double moulded white panel effect doors to either side of former fireplace. 2 Power points. PVCu double glazed window with a view.

SHOWER ROOM 6' 5" x 6' (1.95m x 1.83m) with boarded effect flooring. Waterproof panelled walls. PVCu opaque double glazed window (2023). Radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with plumbed in shower over.

REAR BEDROOM 2 18' 5" x 12' (5.61m x 3.65m) overall plus fitted floor to ceiling wardrobes (2 doubles and 1 single). Telephone point. Picture rail. 2 PVCu double glazed windows to fore. Feature fireplace. 6 Power points. **THIS ROOM WAS FORMERLY BEDROOMS 2 AND 3 AND WOULD EASILY REVERT IF SO DESIRED.**

EXTERNALLY

Brick walled/railed/gated forecourt garden. Side brick paved entrance drive leading to an enclosed sunny south facing walled/panelled brick paved garden for ease of maintenance that extends for a depth of approximately 53' (16.15m)

OUTSIDE UTILITY ROOM 4' 11" x 3' (1.50m x 0.91m) brick built with 2 power points. Power and lighting. Plumbing for washing machine.

DETACHED GARAGE 17' 7" x 10' 4" (5.36m x 3.15m) concrete block built with an up-and-over garage door. PVCu opaque double glazed window. PVCu personal door. 2 Power points.







DIRECTIONS: - '**Myrddin Crescent**' is located by turning off '**Wellfield Road**' with No 44 being found on the **left hand side** fronting the turning area on the right hand bend within the estate.

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 (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND D 2025/26 = £2,264.07p. **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

10.11.2025 - REF: 7150