

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

www.geraldvaughan.co.uk



- **EXCELLENT INVESTMENT OPPORTUNITY.**
- **1 BEDROOMED GROUND FLOOR FLAT WITH SEPARATE LIVING ROOM.**
- **GAS C/H.**
- **JUST OFF 'KING STREET'.**
- **MID-TERRACED HOUSE CONVERTED INTO TWO SELF CONTAINED FLATS.**
- **1 BEDROOMED FIRST FLOOR FLAT WITH OPEN PLAN LIVING ROOM/KITCHEN.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **CLOSE TO ALL SHOPS AND SERVICES AT THE TOWN CENTRE.**

**No 4 Little Water Street
Carmarthen
SA31 1ER**

£139,950 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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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.

A most conveniently situated **MID-TERRACED INVESTMENT PROPERTY** comprising **2 SELF-CONTAINED FLATS** (Ground floor 1 bedroomed flat, First floor 1 bedroomed flat) situated just off 'King Street' within a level walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

Each flat has the benefit of: -

GAS C/H with thermostatically controlled radiators - **NEW BOILER TO FLAT 1 IN 2024.**

PVCu DOUBLE GLAZED WINDOWS.

A NEW FLAT ROOF HAS BEEN PROVIDED TO THE REAR OF THE GROUND FLOOR FLAT IN 2025.

COMMUNAL ENTRANCE HALL with PVCu entrance door. Staircase to the first floor flat (flat 2). Door to

GROUND FLOOR FLAT 1

Gas C/h with thermostatically controlled radiators - new boiler 2024.

PVCu double glazed windows.

8' 3"(2.51m) Ceiling heights.

The blinds and fitted carpets are included.

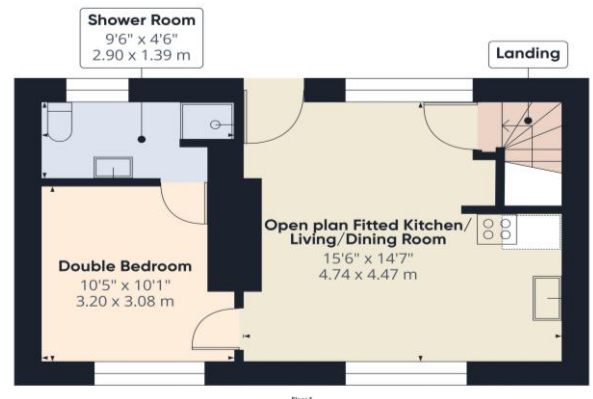
Applicants should note that **Flat 1** is currently let under a converted Occupation Contract to a Contract Holder who has been in occupation since 2020.

LIVING ROOM 14' 8" x 15' 7" (4.47m x 4.75m) overall into the understairs storage area. PVCu double glazed window to fore. 8 Power points. Telephone point. Radiator. Fireplace. Built-in cloaks cupboard off.

FITTED KITCHEN 16' 7" x 8' 1" (5.05m x 2.46m) overall 'L' shaped with radiator. Part tiled walls. 9 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, hob and canopied cooker hood. Door to small covered storage Courtyard off.

SHOWER ROOM 7' 9" x 4' 10" (2.36m x 1.47m) with ceramic tiled floor. Opaque glazed roof lantern.. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Part tiled walls. Extractor fan. Shower enclosure with electric shower over and shower door.

DOUBLE BEDROOM 14' 11" x 8' 4" (4.54m x 2.54m) overall with PVCu double glazed window. Radiator. Fitted wardrobe. 6 Power points. Wall mounted gas fired central heating combi boiler. Fitted cupboard.



FIRST FLOOR

FLAT 2

Gas C/h with thermostatically controlled radiator.

PVCu double glazed window.

8' 4" (2.54m) Ceiling height.

The fitted blinds and carpets are included.

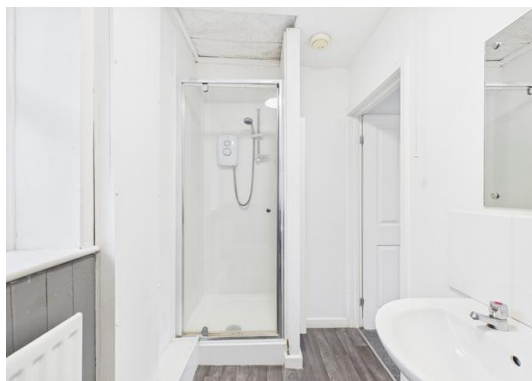
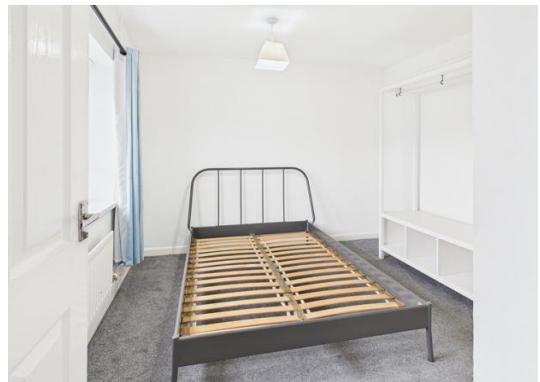
OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN

15' 7" x 14' 9" (4.75m x 4.49m) overall 'L' shaped with telephone point. Double aspect. Wall mounted gas fired central heating boiler to cupboard. Radiator. PVCu double glazed windows to the front and rear. PVCu part double glazed door to the flat roof (Fire Escape). 11 Power points plus fused point. Plumbing for washing machine. Part tiled walls to the kitchen area. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob and canopied cooker hood. Vinyl floor covering to the kitchen area. Gas meter cupboard. Door to

DOUBLE BEDROOM 10' 2" x 9' 1" (3.10m x 2.77m) ext. to 10' 4" (3.15m) with 2 power points. Radiator. PVCu double glazed window to fore. Electricity consumer unit. Door to

SHOWER ROOM 8' 7" x 4' 5" (2.61m x 1.35m) with boarded effect vinyl floor covering. PVCu opaque double glazed window. Radiator. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Shower enclosure with waterproof panelled walls, electric shower over and shower door.





DIRECTIONS: - The property is located towards the beginning of 'Little Water Street' **opposite** the **junction** with 'Woods Row'.

ENERGY EFFICIENCY RATING: -

Flat 1 - D (65).

Flat 2 - D (66).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

Flat 1 - 2061-1318-7050-4909-1091.

Flat 2 - 2140-8518-9190-3002-1091.

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

COUNCIL TAX: - **BOTH** Flats are in BAND A. 2025/26 = £1,509.38p **per flat. 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

07.11.2025 - REF: 7151