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Residential, Rural  
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Properties

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Est. 1998

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- ATTRACTIVE VERY WELL PRESENTED SEMI-DETACHED HOUSE.
- SOUGHT AFTER AREA. 3 BEDROOMS.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO CARMARTHEN FIRE STATION.
- LIGHT AND AIRY ACCOMMODATION.
- 2 LIVING ROOMS. CONSERVATORY/SUN LOUNGE.
- CAVITY WALL INSULATION.
- RELATIVELY LEVEL WALKING DISTANCE CARMARTHEN TOWN CENTRE.

**No 43 Lime Grove Avenue**  
Carmarthen  
SA31 1SW

**£259,950** OIRO  
FREEHOLD

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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 very well presented attractive most conveniently situated traditionally built **3 BEDROOMED/3 RECEPTION ROOMED SEMI-DETACHED HOUSE** affording spacious **light and airy accommodation** being located in a **sought after residential area**, close to **Carmarthen Fire Station** on a **regular bus route** on the periphery of yet within a **relatively level walking distance** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property is also located within **walking distance** via 'Nant yr Arian' and 'College Road' of 'UWTSD,' 'Canolfan S4C yr Egin' and 'Parc Dewi Sant.'

**GAS C/H** with thermostatically controlled radiators - **(new boiler 2022)**.

**8' 3" (2.51m) CEILING HEIGHTS** to the ground floor. **PVCu DOUBLE GLAZED WINDOWS**.

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.**

**CAVITY WALL INSULATION. COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2016 THE REAR GARDEN HAS BEEN LANDSCAPED, THE CONSERVATORY/SUN LOUNGE ROOF HAS BEEN RE-NEWED AND A NEW BOILER HAS BEEN PROVIDED.**



**BRICK ARCHED RECESSED ENTRANCE PORCH** with quarry tiled floor. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights and side screens to either side leading to

**RECEPTION HALL 12' 10" x 6' 5" (3.91m x 1.95m)** overall with dado rail. Radiator. Feature oak boarded flooring. Staircase to first floor. 3 Power points. Telephone point. C/h timer control.

**SITTING ROOM 12' 4" x 11' 4" (3.76m x 3.45m)** with feature oak boarded flooring. Radiator. Picture rail. Textured ceiling. PVCu double glazed **picture window** to fore. 3 Power points. Feature stone fireplace incorporating an electric fire. Glazed double doors to

**LIVING ROOM 13' 8" x 10' 10" (4.16m x 3.30m)** with feature oak boarded flooring. Picture rail. Textured ceiling. Dado rail. Radiator. 6 Power points. TV and telephone points. 8 Power points. Feature arched fireplace with spotlighting and fitted glass display shelving. PVCu double glazed French door with side screens to the Conservatory/Sun Lounge.

**FITTED KITCHEN/BREAKFAST ROOM 20' 3" x 7' 11" (6.17m x 2.41m)** overall with boarded effect laminate flooring. 2 PVCu double glazed windows to side. Radiator. Smooth skimmed and coved ceiling. Part tiled walls. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas double oven, induction hob with splashback, canopied cooker hood, integrated dishwasher, wine rack and glazed display 'dresser style' unit. 6 Power points plus fused points. Electric meter and consumer cupboard. Access to the loft space.

**WALK-IN UNDERSTAIRS STORAGE CUPBOARD** with 2 power points. PVCu opaque double glazed window.

**CONSERVATORY/SUN LOUNGE 19' 8" x 9' 1" (5.99m x 2.77m)** **presently utilised as a dining room** with boarded effect flooring. PVCu double glazed glass roof (2022). Radiator. 6 Power points. TV point. Feature brick pillars and dwarf wall. PVCu opaque double glazed door to the kitchen. PVCu double glazed double French doors and side screens to and **overlooking the rear terrace/garden**. 3 Wall light fittings.

**FIRST FLOOR - 8' 1" (2.46m)** ceiling heights.

**LANDING** with PVCu double glazed window. Dado rail. 1 Power point. Telephone point.

**BATHROOM 7' 11" x 7' 10" (2.41m x 2.39m)** with 'T&G' boarded ceiling with recessed downlighting. Chrome towel warmer ladder radiator. Part tiled walls. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over and shower screen.



### **FITTED FLOOR TO CEILING AIRING/LINEN CUPBOARD**

with radiator. Slatted shelving. 2 Pairs of double doors. Wall mounted 'Worcester' gas fired central heating combi-boiler (2022).

**REAR BEDROOM 1 12' 6" x 10' 11" (3.81m x 3.32m)** with picture rail. Radiator. PVCu double glazed window. 6 Power points. Smooth skimmed ceiling.

**FRONT BEDROOM 2 12' 6" x 8' 11" (3.81m x 2.72m) plus fitted** floor to ceiling wardrobes to either side of former fireplace. Textured ceiling. Radiator. 4 Power points. PVCu double glazed picture window.

**FRONT BEDROOM 3 7' 11" x 7' 11" (2.41m x 2.41m)** with radiator. PVCu double glazed window. Fitted double wardrobe and wall cupboard. 2 Power points. Picture rail.

### **EXTERNALLY**

Unrestricted 'on street' parking available immediately to fore. Side tarmacadamed entrance drive providing ample private car parking which leads to the garage at rear. Walled lawned front garden with decorative slate beds. There is to the rear a **sunny south facing walled paved sun terrace** that affords a **good degree of privacy** and which overlooks the rear mainly close boarded fenced/walled lawned garden that offers a further concreted patio area. **The rear garden extends for a minimum depth of approximately 85ft. (25.89m)**

**LINKED SINGLE GARAGE 16' x 7' 2" (4.87m x 2.18m)** with double doors. Water tap. Power and lighting. 2 Power points.

**ADJOINING WORKSHOP/GARDEN STORE SHED 8' 2" x 7' 1" (2.49m x 2.16m)** concrete block built. Power and lighting. 2 Power points.







**DIRECTIONS:** - From **Carmarthen town centre**, 'Lime Grove Avenue' is located by **travelling up 'Water Street'/'Fountain Hall Terrace.'** **Continue past** the left hand turnings for 'The Grove' and 'Nant yr Arian' and **upon entering** 'Lime Grove Avenue' the property is the **last but one on the left hand side just before** the entrance to the Fire Station and **opposite** the right hand turning for 'Russell Terrace'/'The Cemetery' and Carmarthen Golf Club.

**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, 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**

12.03.2026 - REF: 7220

Strictly by appointment with Gerald R Vaughan Estate Agents