

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **BAY FRONTED MID-TERRACED TOWN HOUSE.**
- **3/4 BEDROOMS. 3 LIVING ROOMS.**
- **ENCLOSED COURTYARD GARDEN. GARAGE AT REAR.**
- **SHORT LEVEL WALKING DISTANCE 'ST. CATHERINE'S WALK SHOPPING PRECINCT'.**
- **DECEPTIVELY LARGE IMPROVABLE ACCOMMODATION.**
- **2 BATHROOMS/WC's. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **NO FORWARD CHAIN.**
- **CLOSE TO TOWN CENTRE.**

No 25 Richmond Terrace
Carmarthen
SA31 1HE

£185,000 OIRO
FREEHOLD

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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 **BAY FRONTED 3/4 BEDROOMED - 3 RECEPTIONED ROOMED MID-TERRACED TOWN HOUSE** that is in need of modernisation with a **GARAGE** and **parking at rear** situated within a **relatively short level walking distance** of 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property also being located within **close proximity** to 'Richmond Park Primary School' and is within **walking distance** of 'Glangwili General Hospital'.*

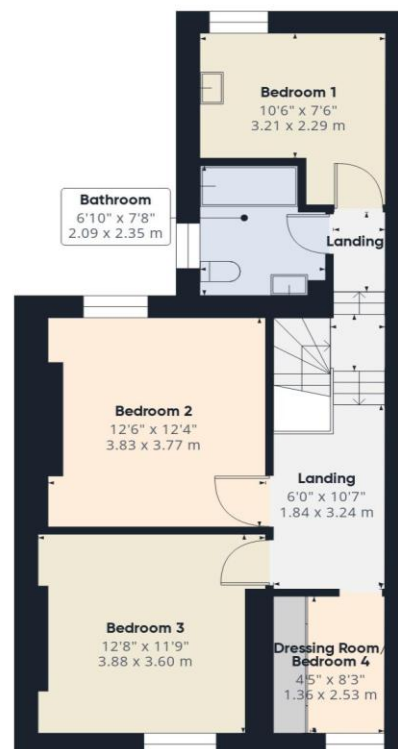
GAS C/H with some radiators thermostatically controlled. **PLASTIC FASCIAS.**

PVCu DOUBLE GLAZED WINDOWS. **9' 1" CEILING HEIGHTS** to the Ground Floor.

MANY ORIGINAL FEATURES. THE FITTED CARPETS ARE INCLUDED. NO FORWARD CHAIN.



Ground Floor



Floor 1

VESTIBULE HALL with ceramic tiled floor. Feature coved ceiling. PVCu entrance door. Opaque glazed/panelled door to

RECEPTION HALL with radiator. Staircase to First Floor. Understairs storage cupboard. Telephone point. Electricity consumer unit.

SITTING ROOM 15' 1" x 11' 9" (4.59m x 3.58m) plus 7' 3" (2.21m) wide PVCu double glazed bay window. Radiator. Tiled fireplace incorporating a gas fire - **NOT TESTED**. Smooth skimmed and coved ceiling. 2 Power points.

LIVING ROOM 12' 7" x 12' 2" (3.83m x 3.71m) into recess to either side of tiled fireplace incorporating a gas fire - **NOT TESTED**. PVCu double glazed window overlooking the small rear courtyard. Radiator.

DINING ROOM 14' 8" x 10' 5" (4.47m x 3.17m) with radiator. PVCu double glazed window. 6 Power points. Feature fire surround. 2 Arched alcoves.

KITCHEN 10' 6" x 9' 7" (3.2m x 2.92m) with radiator. Sun pipe. 8 Power points. Range of fitted base and eye level kitchen units. PVCu part opaque double glazed door to outside. Door to the Inner Hall. Opening to

UTILITY ROOM 7' 8" x 3' 8" (2.34m x 1.12m) with plumbing for washing machine. Extractor fan. 2 PVCu double glazed windows. Sink unit. 5 Power Points. Wall mounted 'Worcester' gas fired central heating condensing combi boiler.

INNER HALL with 2 power points. PVCu opaque double glazed window. Opening to the Kitchen. Door to

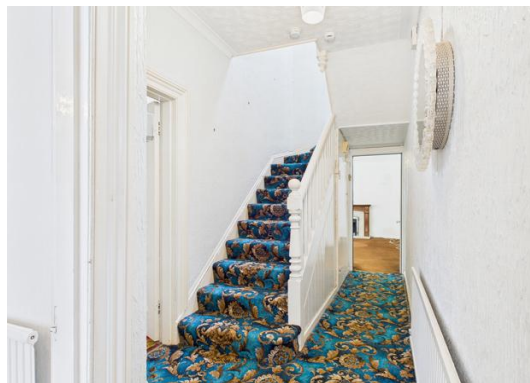
BATHROOM 11' 1" x 5' 5" (3.38m x 1.65m) with boarded effect flooring. Radiator. Extractor fan. Smooth skimmed and coved ceiling. PVCu opaque double glazed window. Fully tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with shower attachment and shower screen.

FIRST FLOOR - 8' 1" and 8' 3" ceiling heights

HALF LANDING with sun pipe.

REAR LANDING

BATHROOM 7' 8" x 6' 10" (2.34m x 2.08m) overall slightly 'L' shaped with radiator. Extractor fan. Access to loft space. Wall light with shaver point. PVCu opaque double glazed window. Fully tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment and shower screen.



REAR BEDROOM 1 10' 7" x 10' 4" (3.22m x 3.15m) overall slightly 'L' shaped with 4 power points. PVCu double glazed window with a **view** of Carmarthen Town football ground. Radiator. Wash hand basin with fitted storage beneath. Telephone point.

MAIN LANDING with 1 power point. Access to loft space.

REAR BEDROOM 2 12' 7" x 12' 4" (3.83m x 3.76m) with radiator. Fire surround. PVCu double glazed window. 2 Power points.

FRONT BEDROOM 3 11' 11" x 11' 8" ext. to 12' 6" (3.63m x 3.55m ext. to 3.81m) overall with PVCu double glazed window. Radiator. 2 Power points.

DRESSING ROOM/BEDROOM 4 8' 5" x 6' 10" (2.56m x 2.08m) to **include** the fitted wall-to-wall floor-to-ceiling wardrobes with sliding doors. Radiator. 2 Power points. PVCu double glazed window.

EXTERNALLY

Walled/gated/railed concreted forecourt. Rear small inner courtyard with PVCu door that leads to a walled concreted courtyard that has a PVCu door giving access to the rear 'service lane'.

GARAGE 17' x 11' 11" (5.18m x 3.63m) with inspection pit. 2 Single glazed casement windows. Electronically operated up-and-over garage door. PVCu entrance door. Power and lighting.







DIRECTIONS: - Travelling from **Carmarthen town centre** continue **past** the entrance to the Council Offices at 'Parc Myrddin' and the **playing field** and the property will be found a **little further along** on the **right hand side just after 'Glenholme Nursery'** before the left hand turning for 'Capel Evan Road'.

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

Strictly by appointment with Gerald R Vaughan Estate Agents

22.09.2025 - REF: 7112