



- **VERY WELL PRESENTED MID-TERRACED HOUSE (1 OF 3).**
- **HEAD OF ESTABLISHED CUL-DE-SAC.**
- **NEW BATHROOM IN 2023.**
- **CLOSE TO LOCAL SHOP.**
- **WALKING DISTANCE 'UWTSD' AND 'S4C'.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **FIRST TIME ON THE OPEN MARKET SINCE 1980. NO FORWARD CHAIN.**
- **WALKING DISTANCE 'CO-OP' CONVENIENCE STORE.**

**No 96 Sycamore Way  
Carmarthen  
SA31 3QG**

**£168,000 OIRO  
FREEHOLD**

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*A most conveniently situated very well presented **3 BEDROOMED/2 RECEPTION ROOMED MID-TERRACED HOUSE** (1 of 3) situated at the head of a small cul-de-sac that forms part of a larger overall development of former Local Authority built dwellings most of which are now privately owned **close to the local shop and within walking distance of the 'Co-op' Convenience Store on 'Ash Grove'**, is within walking distance of 'UWTSD,' 'S4C' and 'Parc Dewi Sant', is within walking distance of the centre of Johnstown, 'C.K.'s' Convenience Store, the Nursery School and Johnstown Primary School and is within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also within walking distance of 'Q.E.' High School and Carmarthen Leisure Centre and enjoys ease of access to the A40/A48 trunk roads.*

**NO FORWARD CHAIN. FIRST TIME ON THE 'OPEN MARKET' SINCE 1980.**

**APPLICANTS SHOULD NOTE THAT A NEW CENTRAL HEATING BOILER WAS PROVIDED IN 2018, NEW PVCu DOUBLE GLAZED WINDOWS, A NEW WET ROOM AND FITTED CARPETS TO THE FIRST FLOOR WERE ALSO PROVIDED IN 2023.**

**GAS C/H with mostly thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS.**

**COVED CEILINGS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**PLASTIC FASCIA AND SOFFIT. THE FITTED CARPETS ARE INCLUDED.**



**ENTRANCE HALL** 6' 2" x 5' 8" (1.88m x 1.73m) with boarded effect laminate flooring. 'ideal LOGIC combi 24' C/h combi boiler. Cloak hook. PVCu part opaque double glazed entrance door. Opaque glazed/panelled door to

**LOUNGE** 14' 7" x 14' 8" (4.44m x 4.47m) ext. to 17' 10" (5.44m) with feature brick fireplace. 2 Radiators. Picture rail. PVCu double glazed picture window to fore. Understairs storage cupboard. Telephone point. 5 Power points. Staircase to first floor.

**DINING ROOM 9' 6" x 8' 6" (2.89m x 2.59m)** with boarded effect laminate flooring. 2 Power points. Radiator. PVCu double glazed window. Picture rail. Opening to

**FITTED KITCHEN 9' 6" x 8' 11" (2.89m x 2.72m)** with boarded effect laminate flooring. Smooth skinned ceiling. PVCu double glazed window. PVCu part opaque double glazed door to rear. Plumbing for washing machine. Radiator. 6 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit.



## **REAR PORCH**

## **FIRST FLOOR**

**LANDING** with access to loft space. Radiator. 1 Power point.

**FITTED AIRING/LINEN CUPBOARD** with 1 power point.

**WET ROOM (2023) 7' 11" x 5' 2" (2.41m x 1.57m)** with waterproof panelled walls. Vinyl floor covering. Extractor fan. Smooth skinned ceilings. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with electric shower over, curtain, rail and fitted shower seat.

**REAR BEDROOM 1 10' 1" x 9' 5" (3.07m x 2.87m)** plus built-in floor to ceiling wardrobe with double doors and cupboard over. Radiator. 2 Power points. PVCu double glazed window.

**FRONT BEDROOM 2 11' 10" x 9' 6" (3.60m x 2.89m) ext. to 11' 5" (3.48m)** plus recess suitable for the provision of a fitted wardrobe. Radiator. PVCu double glazed window. 2 Power points.

**FRONT BEDROOM 3 8' x 8' (2.44m x 2.44m)** overall 'L' shaped with PVCu double glazed window. Radiator. 1 Power point. Space to create a fitted cupboard/wardrobe.

## **EXTERNALLY**

Front close boarded fenced lawned garden. Rear walled Courtyard garden with decorative stone boarders. **OUTSIDE LIGHT and WATER TAP.**

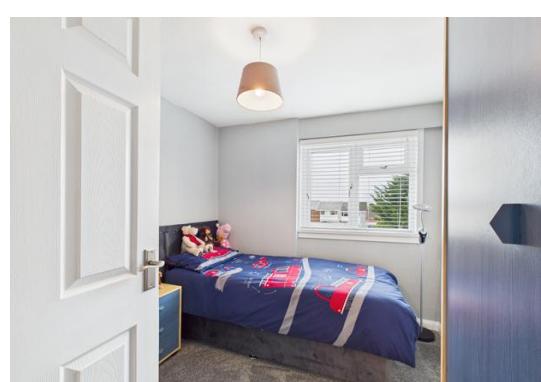
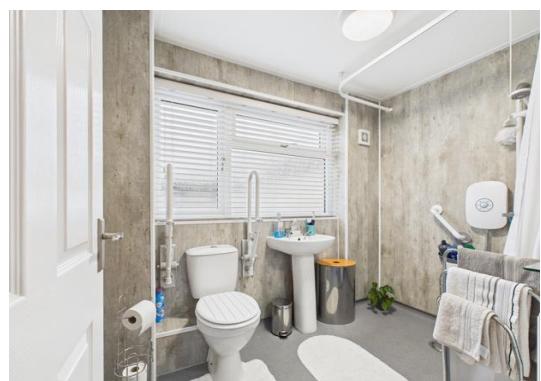
**STORE SHED 11' 3" x 4' 3" (3.43m x 1.29m)** with 4 power points. Concrete block built. Scope subject to the necessary consents being obtained to include this building within the living accommodation.



## **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: -







**DIRECTIONS:** - The property can be approached from the 'Penbryn Avenue,' 'Beech Road,' 'Ash Grove' and 'College Road' directions. From the 'College Road' direction turn left into 'Sycamore Way' before the mini roundabout and turn second left after the left hand bend just before the shop into a small cul-de-sac and No. 96 will be found at the head of the cul-de-sac on the right hand side.

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

**COUNCIL TAX:** - BAND B. 2025/26 = £1,760.95p. **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

28.01.2026 - REF: 7193