

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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- **DOUBLE FRONTED END OF TERRACE HOUSE.**
- **3 BEDROOMS. THROUGH LIVING ROOM.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE CAR PARKING SPACE FOR 1.**
- **VERY WELL PRESENTED AND MAINTAINED.**
- **FITTED KITCHEN/DINING ROOM.**
- **VIEWS TO FORE.**
- **WALKING DISTANCE FIRE STATION AND CARMARTHEN TOWN CENTRE.**

**No 47 Trevaughan,
Carmarthen SA31 3QL**

£139,950 OIRO
FREEHOLD

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

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The Property
Ombudsman

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A very well presented most conveniently situated double fronted **3 BEDROOMED END OF TERRACE HOUSE** (1 of 3) having an attractive 'shuttered window' effect facade enjoying **rural views to the fore** being located **bordering the countryside** on a regular bus route occupying a sunny sheltered position on the periphery of the village community of Trevaughan being located within **walking distance** of the Fire Station, 'St. Catherine's Walk' shopping precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen that is approximately 1 mile distant. The property being located within **3 miles of 'Carmarthen Golf Club'** with 'UWTSD', 'Parc Ddewi Sant' and 'Canolfan S4C Yr Egin' being approximately **1.5 miles** distant.

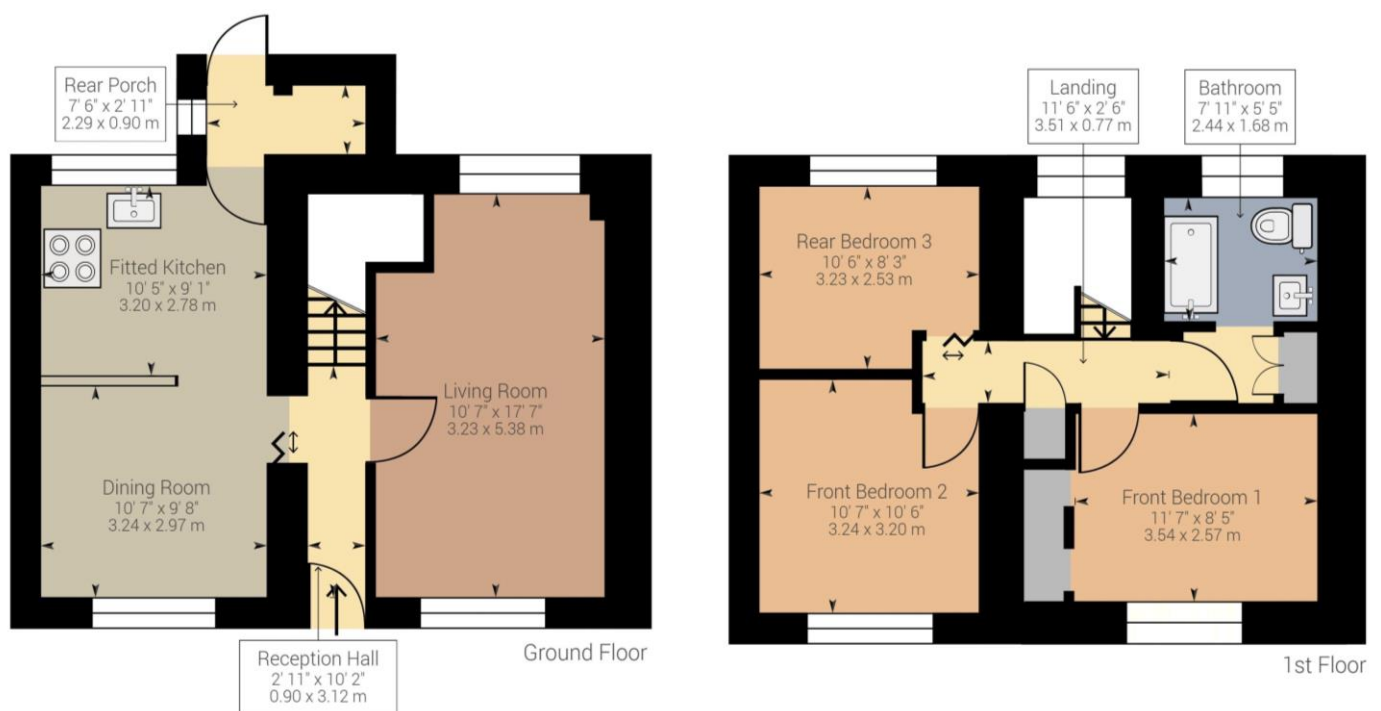
RURAL VIEWS ARE ENJOYED FROM THE FRONT OF THE PROPERTY.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. 8' 2" CEILING HEIGHTS.

SMOOTH SKIMMED AND COVED CEILINGS.

THE FITTED CARPETS ARE INCLUDED. FIRST TIME ON THE MARKET SINCE 2004.

APPLICANTS MAYBE INTERESTED TO NOTE THAT SINCE 2004 A NEW REAR PORCH HAS BEEN PROVIDED, ELECTRICAL WIRING UPDATED (2005/06) AND A NEW CENTRAL HEATING SYSTEM WAS INSTALLED IN 2015.



RECEPTION HALL 10' (3.05m) in depth with cloak hooks. Electricity consumer unit. 1 Power points. Staircase to First Floor.

LIVING ROOM 17' 9" x 10' 10" (5.41m x 3.3m) overall with double aspect. PVCu double glazed picture window to fore with a rural view. Radiator. PVCu double glazed window to rear. Feature fireplace. 4 Power points.

FITTED KITCHEN/DINING ROOM 19' 4" x 10' 6" (5.89m x 3.2m) overall

DINING ROOM 10' 7" x 9' 10" (3.22m x 2.99m) with PVCu double glazed picture window to fore with a rural view. Radiator. 1 Power point. Opening to

FITTED KITCHEN 10' 6" x 9' (3.2m x 2.74m) with Porcelain tiled floor. Part tiled walls. Plumbing for washing machine. PVCu double glazed window to rear. 6 Power points. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit, electric oven, hob, canopied cooker hood, glazed display units and wine rack. PVCu part opaque double glazed door to

REAR ENTRANCE PORCH (2007) 7' 6" x 2' 5" (2.28m x 0.74m) with Porcelain tiled floor. PVCu double glazed window to side. PVCu part double glazed door to rear. Polycarbonate roof.

FIRST FLOOR

LANDING with PVCu opaque double glazed window to the stairwell. Telephone point. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD PINK

BATHROOM 8' 10" x 7' 11" (2.69m x 2.41m) overall with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with electric shower over and folding shower screen.

FITTED AIRING/LINEN CUPBOARD housing the wall mounted gas fired central heating combi boiler. Radiator.

FRONT BEDROOM 1 11' 9" x 8' 5" (3.58m x 2.56m) plus fitted wardrobe. PVCu double glazed picture window to fore with a rural view. Radiator. 1 Power point.

FRONT BEDROOM 2 10' 8" x 10' 6" (3.25m x 3.2m) with 1 power point. Radiator. PVCu double glazed picture window with a rural view.

REAR BEDROOM 3 10' 7" x 8' 3" (3.22m x 2.51m) overall slightly 'L' shaped with radiator. PVCu double glazed picture window. 1 Power point.

EXTERNALLY

Unrestricted on street parking available to fore. **Private car parking space beyond and to the side of No 51.** Side gated footpath leading to an enclosed rear decoratively stoned walled courtyard.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street'/'Parc yr Afon'/'Fountain Hall Terrace'. Continue **through** 'Lime Grove Avenue' **past** the entrance to the **Fire Station** travelling a short distance into the countryside and **upon entering 'Trevaughan'** the property will be found **just after** the **right hand bend** on the **left hand side** **before** the speed bump **opposite** the turning for '**Phoenix Forge**'.

ENERGY EFFICIENCY RATING: - D (58).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 2061-4014-7090-2907-6005.

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

COUNCIL TAX: - BAND D 2020/21 = £1,775.95p. **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

01.04.2021 - REF: 6096