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Est. 1998

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- **VERY WELL PRESENTED BAY FRONTED SEMI-DETACHED HOUSE.**
- **REAR ACCESS WITH PRIVATE CAR PARKING FOR 2.**
- **2 WC's. NO FORWARD CHAIN.**
- **MODERNISED AND UPDATED SINCE 2020.**
- **SET BACK OFF AND ABOVE THE ROAD.**
- **3 BEDROOMS. FITTED KITCHEN/DINING ROOM.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE 'ST. CATHERINES WALK' SHOPPING PRECINCT.**

**No 41 Fountain Hall  
Terrace  
Carmarthen SA31 1RN**

**£189,950** OIRO  
**FREEHOLD**

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



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 **very well presented** traditionally built (1930's) **BAY FRONTED 3 BEDROOMED SEMI-DETACHED HOUSE** having painted part brick elevations situated **set back off and above** 'Fountain Hall Terrace' within a relatively **easy walking distance of 'St. Catherine's Walk' Shopping Precinct, the Fire Station** and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property also **enjoys ease of access to 'UWTSD,' 'Parc Dewi Sant' and 'Canolfan S4C yr Egin.'***

**NO FORWARD CHAIN.**

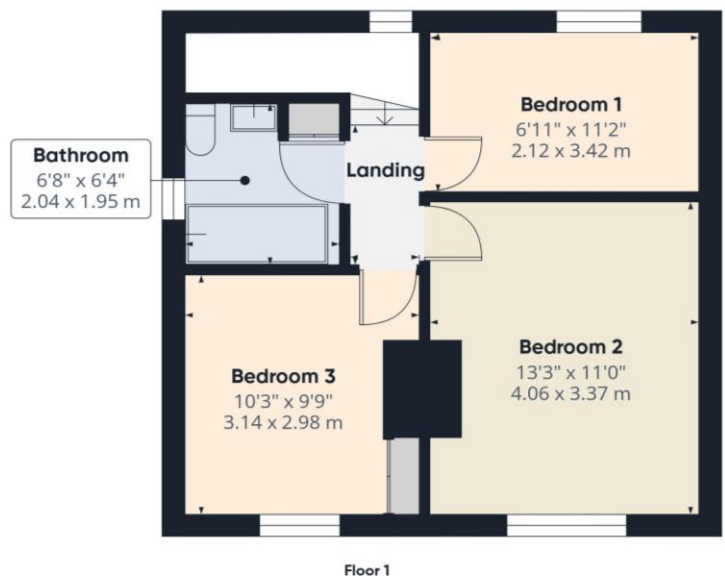
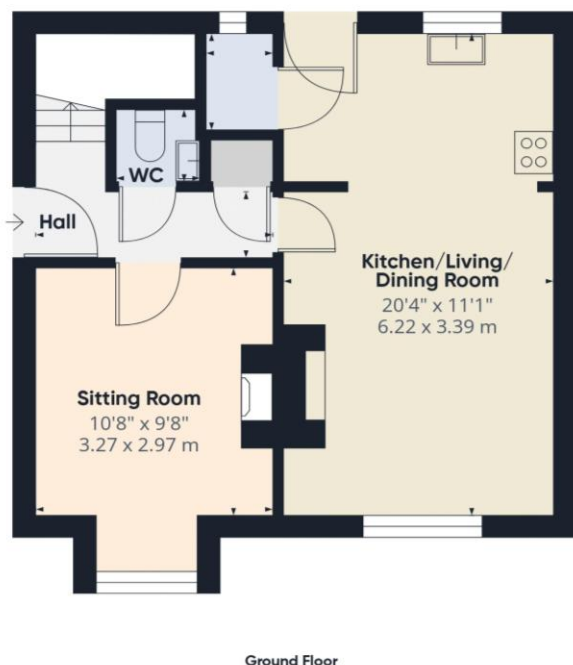
**GAS C/H** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS.**

**PLASTIC FASCIA AND SOFFIT. BOARDED EFFECT INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**

**APPLICANTS SHOULD NOTE THAT THE CAVITY WALL INSULATION HAS, WE ARE INFORMED, BEEN REMOVED FROM THE PROPERTY.**



**SIDE CANOPIED ENTRANCE PORCH** with PVCu part double glazed entrance door to

**RECEPTION HALL** with boarded effect ceramic tiled floor. Staircase to first floor. Radiator. Mains smoke detector. Recessed downlighting. **FITTED STORE CUPBOARD.**

**SEPARATE WC** with feature patterned tiled floor. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath.



**SITTING ROOM** 10' 8" x 9' 8" (3.25m x 2.94m) plus 4' 8" (1.42m) bay with PVCu double glazed window. Boarded effect laminate flooring. Radiator. TV and telephone points. 8 Power points. Feature fireplace.

**FITTED KITCHEN/DINING/LIVING ROOM** 20' 6" x 11' 2" (6.24m x 3.40m) overall *formerly 2 rooms* with radiator. Boarded effect laminate flooring. Double aspect. 2 PVCu double glazed windows. Mains smoke detector. 14 Power points (brushed steel to the kitchen area). Range of fitted base and eye level kitchen units incorporating a ceramic hob, canopied cooker hood, double oven, 'Butlers' sink and integrated dishwasher. PVCu part opaque double glazed door to rear.

**WALK-IN UTILITY CUPBOARD** 4' 2" x 2' 6" (1.27m x 0.76m) with 2 power points. Recessed downlighting. PVCu opaque double glazed window. Ceramic tiled floor.

**FIRST FLOOR** - 7' 10" (2.39m) Ceiling heights.

**LANDING** with mains smoke detector. PVCu double glazed window to rear. Access via loft ladder to the insulated partly boarded attic space.

**REAR BEDROOM 1** 11' 3" x 7' (3.43m x 2.13m) with 4 power points. Radiator. PVCu double glazed window. Boarded effect laminate flooring. Picture rail.

**FRONT BEDROOM 2** 13' 3" x 11' 1" (4.04m x 3.38m) with boarded effect laminate flooring. Radiator. Picture rail. 8 Power points. TV point. PVCu double glazed window. The wardrobes are included.

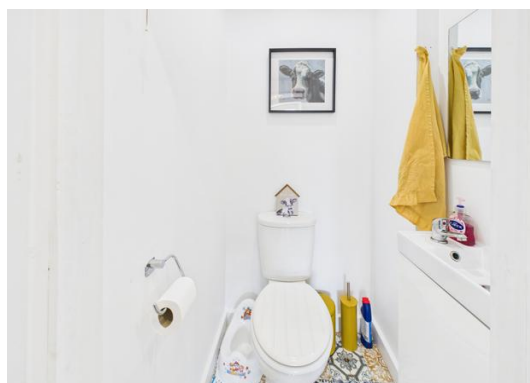
**FRONT BEDROOM 3** 10' 4" x 9' 9" (3.15m x 2.97m) with PVCu double glazed window. Fitted cupboard/wardrobe to one side of former fireplace. Radiator. Picture rail. 6 Power points.

**BATHROOM** 6' 8" x 6' 4" (2.03m x 1.93m) with feature patterned tiled floor. Recessed downlighting. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC, counter sunk wash hand basin with fitted storage drawers beneath and double ended panelled bath with shower attachment and electric shower over, shower screen. Part tiled walls. **FITTED CUPBOARD** with ideal LOGIC+ gas fired central heating combi boiler.

## **EXTERNALLY**

On street parking available to fore on the opposite side of the road. Enclosed front lawned garden. Side gated pathway. There is to the rear a paved sun terrace that leads to a close boarded fenced lawned garden. **The property has the benefit of a vehicular right of way off 'Ferrar Street' that leads to a rear concreted entrance drive that provides parking for up to 2 vehicles.** Water tap. 1 Power point. **FORMER FUEL STORE.**

**WORKSHOP** 9' 4" x 7' 4" (2.84m x 2.23m) Fully insulated with a boarded floor. 2 Single glazed windows.







**DIRECTIONS:** - The property is located set **slightly back off and above** 'Fountain Hall Terrace' that is located at the end of '**Water Street**' **just after** 'The New Dairies Club' and turnings for 'Glannant Road' and 'Pentrefelin Street' with **No 41** being located on the **right hand side opposite** 'Parc yr Afon' with the set of steps leading to the property being the **second entrance** after the **red post box** in the wall.

**ENERGY EFFICIENCY RATING:** - D (63).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8900-7627-6440-1920-0296.

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

**COUNCIL TAX:** – BAND C. 2025/26 = £2,212.50p. *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

21.01.2026 - REF: 7168