

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **VERY WELL PRESENTED MID TERRACED HOUSE.**
- **OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN.**
- **GAS C/H. NO GARDEN.**
- **EPC RATING: - D (68). DEPOSIT: - £807.**

- **UNFURNISHED. 2 BEDROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **ON STREET 'PERMIT PARKING' TO FORE.**
- **CLOSE TO TOWN CENTRE.**
- **WALKING DISTANCE RAILWAY STATION AND GLANGWILI HOSPITAL.**

No 9 Parade Road
Carmarthen
SA31 1LL

RENT - £700
per Calendar Month EXCLUSIVE

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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.



TO LET - CARMARTHEN TOWN CENTRE

*A very well presented modernised and updated **2 BEDROOMED MID-TERRACED HOUSE** with on street 'permit' parking available immediately to fore being located within a **relatively short walk** 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 of Carmarthen Railway Station and Glangwili General Hospital.***

The property comprises a mid-terraced house that briefly affords the following accommodation: - OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN, LANDING, 2 BEDROOMS, SHOWER ROOM.
On street 'permit' parking available immediately to fore.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. NO GARDEN.

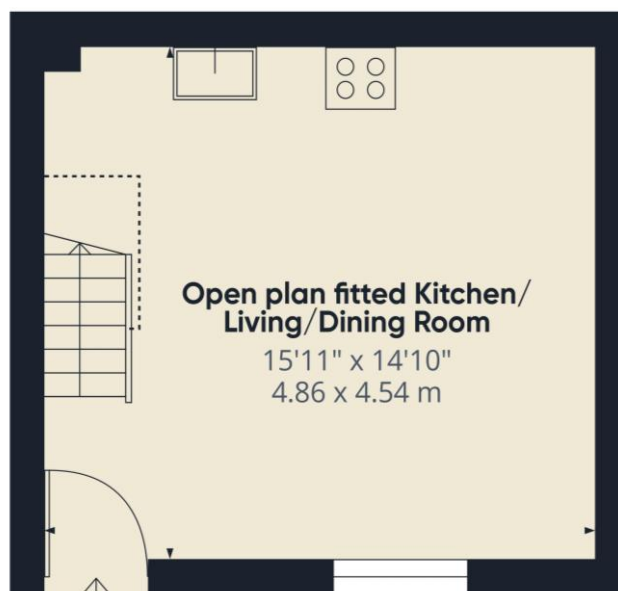
2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £700 per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

DEPOSIT: - A Deposit of £807 is required which will be held by the Agents as Stakeholders pending Termination of the Agreement and who are members of the Tenancy Deposit Scheme.



Floor 1



Ground Floor



DIRECTIONS: - '**Parade Road**' is located by **turning off 'Spilman Street'** and as you travel **past** the left hand turning for '**St. Peter's Court**' the property will be found on your **right hand side before** the left hand bend.

ENERGY EFFICIENCY RATING: - D (68).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0310-2611-8040-2009-7601.

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: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

12.10.2025 - REF: 7135