

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 MODERNISED AND UP-DATED MIDDLE LINK HOUSE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **UN-RESTRICTED ON-STREET PARKING TO FORE.**
- **CLOSE TO 'YSGOL Y DDERWEN'.**
- **3 BEDROOMS. 2 WC's. GAS C/H.**
- **REAR PEDESTRIAN ACCESS.**
- **FAR REACHING VIEWS TO REAR.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

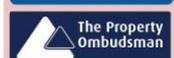
No 2 Heol Disgwyllfa
Brewery Road
Carmarthen SA31 1TE

£169,950 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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 modernised and updated traditionally built (1985) 3 BEDROOMED MIDDLE LINKED (1 of 3) HOUSE having an attractive brick facade situated fronting onto 'Brewery Road' within **close proximity** of 'Ysgol y Dderwen' Primary School and 'Myrddin Special and Autistic Unit School Centre', within **walking distance** of the local shops and facilities at the top of 'Brewery Road' and the property is located within **walking distance** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being situated **within 0.75 of a mile of Carmarthen Fire Station**.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED BY THE SELLER SINCE 2020 TO INCLUDE RE-FELTING, BATTENING AND NEW LEADWORK TO THE ROOF, NEW CENTRAL HEATING SYSTEM/BOILER, NEW BATHROOM SUITE, internal doors etc.

FIRST TIME ON THE MARKET SINCE 1992.

NO FORWARD CHAIN.

GAS C/H with thermostatically controlled radiators - **new boiler 2022** with 12 year Warranty.

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT. TEXTURED CEILINGS.

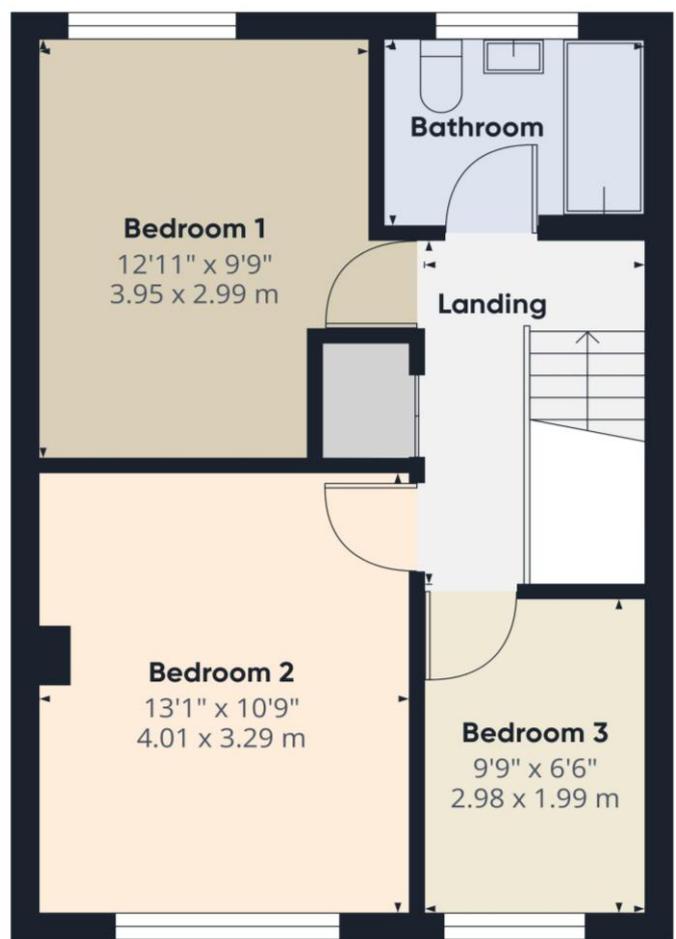
MOULDED WHITE PANEL EFFECT INTERNAL DOORS. FAR REACHING VIEWS ARE ENJOYED

FROM THE REAR OF THE PROPERTY VIEWS ARE ENJOYED OVER CARMARTHEN TOWARDS 'YSTRAD WOODS', 'GREEN CASTLE CORNER' AND BEYOND.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

RECEPTION HALL 16' 2" x 6' 1" (4.92m x 1.85m) overall 'L' shaped with tile effect laminate flooring. Radiator. Staircase to first floor. C/h thermostat control. 1 Power point. Understairs storage area. Mains smoke alarm.

WALK-IN STORE CUPBOARD OFF 4' 3" (1.29m) in depth

SEPARATE WC with vinyl floor covering. PVCu opaque double glazed window. Electricity consumer unit (August 2023). Radiator. 2 Piece suite in white comprising WC and wash hand basin with splashback. Water stopcock.

LIVING ROOM 13' 1" x 11' 1" (3.98m x 3.38m) with radiator. 3 Power points. PVCu double glazed picture window to fore. TV point. Feature log effect electric fire with slate hearth.

FITTED KITCHEN/DINING ROOM 17' 7" x 9' 11" (5.36m x 3.02m) with 2 radiators. 2 PVCu double glazed windows overlooking the rear garden. Wood effect laminate flooring to the kitchen area. Part tiled walls. Plumbing for washing machine. Fire door to the hall. 6 Power points plus fused point. PVCu part opaque double glazed door to rear. Range of fitted base and eye level kitchen units incorporating a sink unit, wine rack, electric oven, 'AEG' ceramic hob, cooker hood and glazed/open fronted display unit.

DEEP BUILT-IN CUPBOARD OFF 6' 5" x 2' 7" (1.95m x 0.79m) with double doors.

FIRST FLOOR

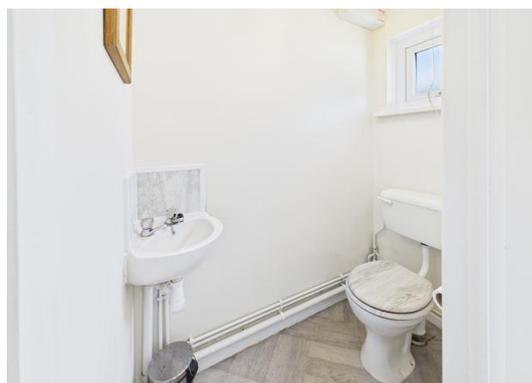
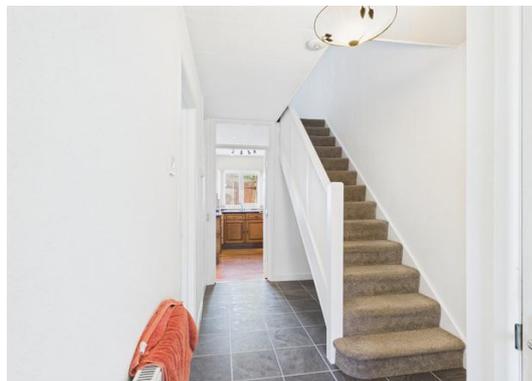
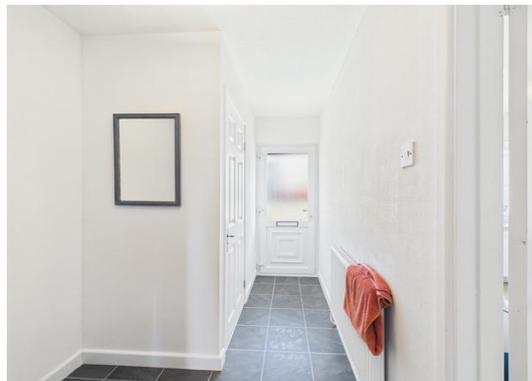
LANDING with mains smoke alarm. Access to loft space.

BUILT-IN CUPBOARD OFF housing the 'Worcester Bosch' gas fired central heating boiler - **installed 2022 with 12 year Warranty**. C/h timer control.

BATHROOM 7' 4" x 5' 9" (2.23m x 1.75m) with vinyl floor covering. Part waterproof panelled walls. PVCu opaque double glazed window. Extractor fan. Recessed downlighting to smooth skimmed and covered ceiling. Towel warmer ladder radiator. 3 Piece suite in white comprising WC, wash hand basin with fitted store cupboard beneath and shower bath with electric shower over and shower screen.

REAR BEDROOM 1 12' 11" x 9' 10" (3.93m x 2.99m) overall slightly 'L' shaped with radiator. PVCu double glazed window with a view over Carmarthen town towards 'Ystrad Woods', 'Green Castle Corner' and beyond. 2 Power points.

FRONT BEDROOM 2 13' 2" x 10' 9" (4.01m x 3.27m) with radiator. PVCu double glazed window. Fitted shelving. 2 Power points.



FRONT BEDROOM 3 9' 9" x 6' 6" (2.97m x 1.98m) with radiator. PVCu double glazed window. Telephone point. 1 Power point.

EXTERNALLY

Unrestricted on street parking available immediately to fore. Open plan front lawned garden. Enclosed walled/close boarded fenced rear lawned garden with concreted patio area enjoying a sunny southerly aspect. The rear garden has the benefit of a right of way over the pedestrian access around No.1 Heol Disgwylfa. **The rear garden extends for an average depth of approximately 34' (10.36m).**

OUTSIDE LIGHT and WATER TAP.

THE 'AMARDILLO' MOTORBIKE SECURE STORAGE LOCK-UP IS AVAILABLE BY SEPARATE NEGOTIATION.

STORE SHED 5' 11" x 3' 4" (1.80m x 1.02m) brick built.





DIRECTIONS: - From **Carmarthen town centre** turn off '**Barn Road**' into '**Waterloo Terrace**' continuing **past** the turning for 'Wellfield Road' and 'Pentrefelin'. **Continue up 'Brewery Road' past** the left hand turnings for 'Brynhaul Street' and 'Heol Spurrell' and the turning for 'Dyfed Tyres' continuing over the **speed bump** and the property will be found on the **left hand side opposite** 'Wynne and Co.' Accountants and **just before** the left hand turning into 'Heol Disgwylfa'/Myrddin Community Primary School.

ENERGY EFFICIENCY RATING: - C (78)

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7532-7020-1209-0800-1292.

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.

NOTE – Originally placed on the open market on 23.09.25. **Removed** from the market on 05.02.26.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.02.2026 - REF: 7123