

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- SUBSTANTIALLY EXTENDED MID-TERRACED HOUSE.
- 3 BEDROOMS. KITCHEN/DINING ROOM.
- CLOSE TO LOCAL SCHOOLS.
- EPC RATING: -. DEPOSIT: - £923
- AVAILABLE LONG TERM. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE TOWN CENTRE AND FIRE STATION.
- COUNCIL TAX: BAND C. 2025/26 £2,012.50p.

No 13 Heol Spurrell
Carmarthen
SA31 1TG

RENT - £800
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

*A very well presented **3 BEDROOMED MID-TERRACED HOUSE** (1 of 4) that has been substantially extended at the rear being located on an established cul-de-sac just off 'Brewery Road' (**bus route**) within **close proximity** of 'Ysgol y Dderwen' Primary School and within walking distance of 'Myrddin Special and Autistic Unit' and the local shops on 'Brewery Road,' is within **0.75 of a mile** of Carmarthen Fire Station and the property is within **half a mile** of 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

The property affords spacious well presented accommodation that briefly comprises: - CANOPIED ENTRANCE PORCH, RECEPTION HALL, UNDERSTAIRS STORAGE CUPBOARD, THROUGH LIVING ROOM, FITTED KITCHEN/DINING ROOM, LANDING, BATHROOM, **3 BEDROOMS**, AIRING/LINEN CUPBOARD. Unrestricted on street parking available immediately to fore. Front walled paved garden. Rear paved enclosed paved terrace with steps leading up to an enclosed lawned garden.

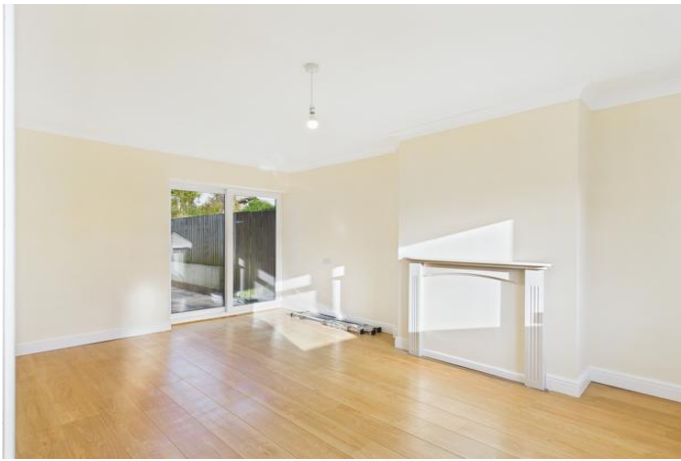
GAS C/H. PVCu DOUBLE GLAZED WINDOWS.

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

RENT: - £800 per calendar month **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of **£923** 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.







DIRECTIONS: - From **Carmarthen town centre** turn off '**Barn Road**' into '**Waterloo Terrace**' continuing **past** the right hand turning for '**Wellfield Road**' and left hand turning for '**Pentrefelin Street**'. **Continue up the hill (Brewery Road)** **past** the left hand turning for 'Heol Brynhaul' and **turn next left** into '**Heol Spurrell**' **opposite** 'Dyfed Tyres' and the property will be found **three quarters of the way in** on the **right hand side just before** the entrance gates to 'Ysgol y Dderwen' Primary School.

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:** -

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

COUNCIL TAX: – BAND C. 2025/26 = £2,012.50p. ***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

22.11.2025 - REF: 7159