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Residential, Rural  
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Properties

GERALD R.  
**VAUGHAN**  
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Est. 1998

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- ATTRACTIVE WELL PRESENTED MODERN DETACHED HOUSE.
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- CONSERVATORY. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- FRONT AND REAR GARDENS.
- AMPLE PRIVATE PARKING.
- CLOSE TO LOCAL SHOPS.
- WALKING DISTANCE FIRE STATION AND TOWN CENTRE.

**No 36 Brewery Road**  
**Carmarthen**  
**SA31 1TB**

**£220,000** OIRO  
**FREEHOLD**

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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



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*A well presented modern traditionally built (circa. 1980's) **3 BEDROOMED DETACHED HOUSE** having an attractive part brick facade situated **set well back off 'Brewery Road' opposite the turning for 'Hafod Elfed'** within **close proximity of the local shops** and within **walking distance** of 'Myrddin' Community Primary School, 'Ysgol y Dderwen' Primary School, the Fire Station off 'Lime Grove Avenue' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located on a **regular bus route**.*

**NO FORWARD CHAIN. FIRST TIME ON THE MARKET SINCE 2000.**

**GAS C/H** with some thermostatically controlled radiators - **NEW BOILER** circa. 2017/18.

**PVCu DOUBLE GLAZED WINDOWS. ARTEXED AND COVED CEILINGS.**

**PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.**



**ENTRANCE PORCH** with ceramic tiled floor. PVCu part opaque double glazed entrance door to

**RECEPTION HALL 13' 6" (4.11m) in depth** with electricity consumer unit. Radiator. C/h thermostat control. Staircase to first floor. Understairs storage cupboard. 2 Power points. Smoke alarm. Telephone point.

**WET ROOM/WC 9' 8" x 4' 5" (2.94m x 1.35m) overall** with non-slip wet room flooring. 2 PVCu opaque double glazed windows. Radiator. Waterproof panelled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Extractor fan. Electric shower, curtain and rail.



**FITTED KITCHEN/BREAKFAST ROOM 11' 2" x 10' 11" (3.40m x 3.32m)** with ceramic tiled floor to a herringbone design. 2 PVCu double glazed windows to fore. Radiator. Range of fitted base and eye level kitchen units incorporating a sink unit, integrated dishwasher, fridge and freezer, ceramic hob, double oven and cooker hood. Plumbing for washing machine. 6 Power points plus fused point.

**LIVING/DINING ROOM 20' 2" x 11' 5" (6.14m x 3.48m)** with smooth skimmed and coved ceiling. Feature fireplace incorporating an electric fire. 6 Power points. TV and telephone points. Single glazed window. Radiator. Sliding single glazed aluminium double glazed patio door to

**PVCu CONSERVATORY 17' 11" x 9' 6" (5.46m x 2.89m)** with 2 power points. Radiator. Fully double glazed. 3 PVCu double glazed doors to outside. Polycarbonate roof. Telephone point.

## **FIRST FLOOR**

**LANDING** with smoke alarm. 2 Power points. Access via retractable loft ladder to the attic space that has an electric light. Telephone point. PVCu opaque double glazed window.

**BATHROOM 11' 1" x 4' 10" (3.38m x 1.47m)** with fully tiled walls. PVCu opaque double glazed window. Radiator. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and double ended bath with mixer tap and electric shower over.

**FRONT BEDROOM 1 10' 10" x 8' 7" (3.30m x 2.61m) overall** 'L' shaped with 2 power points. PVCu double glazed window. Radiator.

**REAR BEDROOM 2 11' 5" x 9' 6" (3.48m x 2.89m)** into recess. Radiator. C/h timer control. PVCu double glazed window overlooking the rear garden. 1 Power point. Fitted Wardrobe with double louvre doors. **FITTED BOILER CUPBOARD** housing the 'ideal LOGIC COMBI c30' C/h boiler.

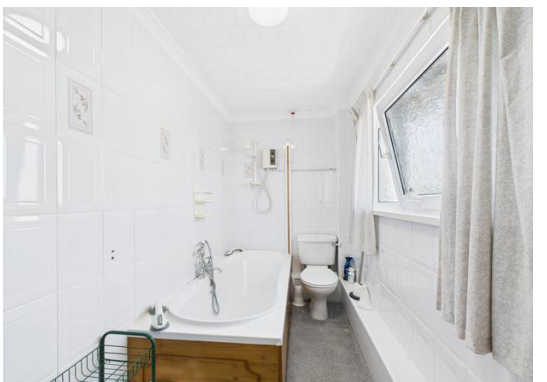
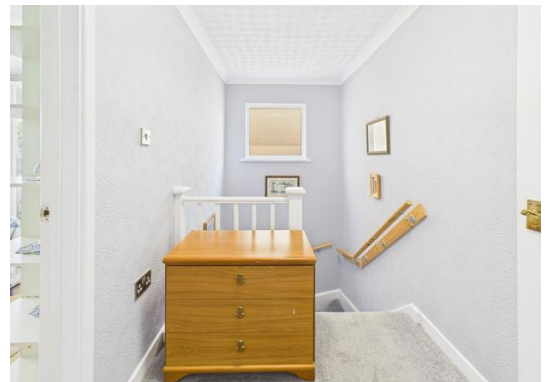
**REAR BEDROOM 3 11' 5" x 10' 2" ext. to 11' (3.48m x 3.10m ext. to 3.35m)** with fitted bedroom suite. Radiator. PVCu double glazed window overlooking the rear garden. 2 Power points.

## **EXTERNALLY**

Tarmacadamed entrance drive providing hardstanding for upto 4 vehicles. Open plan front lawned garden. There are gated pathways to either side. Sunny south facing rear walled/close boarded fenced paved garden measuring **44' x 27'6" (13.41m x 8.38m) overall**. **OUTSIDE LIGHT** and **WATER TAP**.

**GARDEN STORE SHED 9' x 7' (2.74m x 2.13m)** concrete block built.









**DIRECTIONS:** - From **Carmarthen town centre** travel along '**Barn Road**' and **turn left into 'Waterloo Terrace'**. Travel **past** 'Tabernacle Chapel' and the right hand turning for 'Wellfield Road'. Continue **up the hill past** the turnings for 'Pentrefelin Street', 'Brynhaul Street', 'Heol Spurrell' and 'Heol Disgwylfa' and the property will be found at the **top of the hill** on the **right hand side opposite** the left hand turning for 'Hafod Elfed' and **just before** the local shops.

**ENERGY EFFICIENCY RATING:** - D (65).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2140-2814-7150-4003-8005.

**BROADBAND:** - Basic - 13 Mbps. Superfast - 52 Mbps. Ultrafast - 1800 Mbps.

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

**COUNCIL TAX:** – BAND D 2025/26 = £2,264.08p. ***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.

**Details amended** – 28.08.25, 04.11.25

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

04.04.2025 - REF: 7022