

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- SINGLE FRONTED END TERRACE HOUSE.
- 2 DOUBLE BEDROOMS. GAS C/H.
- REAR COURTYARD GARDEN WITH REAR ACCESS.
- COUNCIL TAX: - BAND B. 2025/26 = £1,587.27p.
- NO PRIVATE CAR PARKING.
- CLOSE TO THE TOWN CENTRE.
- PVCu DOUBLE GLAZED WINDOWS.
- A SHORT LEVEL WALK DOCTORS SURGERIES, 'ST. CATHERINE'S WALK' SHOPPING PRECINCT AND SHOPS.
- DEPOSIT: - £807. EPC RATING: - E (54).
- LONG TERM PREFERRED. UNFURNISHED.

No 44 Little Water Street
Carmarthen
SA31 1HB

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 most conveniently situated single fronted **2 DOUBLE BEDROOMED END OF TERRACE HOUSE** (1 of 4) situated **opposite** 'Francis Terrace' and 'Elliston Terrace' within a **relatively short level walking distance** of the Doctors Surgeries on 'St. Peters' Municipal Car Park, 'St. Catherine's Walk' Shopping Precinct, 'Parc Myrddin' and 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 Glangwili General Hospital**.*

The accommodation briefly comprises: - **ENTRANCE HALL, LIVING/DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, LANDING, 2 DOUBLE BEDROOMS, BATHROOM**. Rear walled courtyard garden with pedestrian access to 'St. Johns' Municipal Car Park.

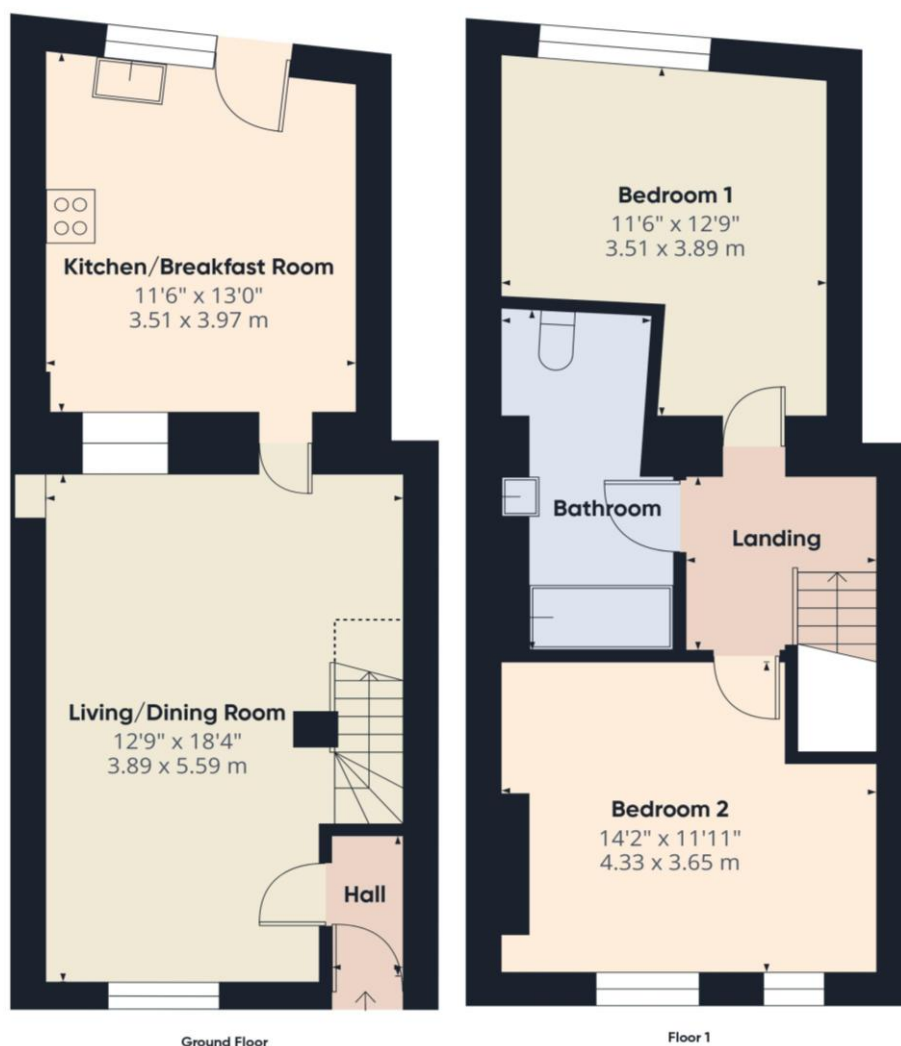
GAS C/H. PVCu DOUBLE GLAZED WINDOWS.

NO PRIVATE CAR PARKING.

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.







DIRECTIONS: - The property is located at the end of 'Barn Road' **opposite** 'Francis Terrace' and 'Elliston Terrace' and **just before** the roundabout.

ENERGY EFFICIENCY RATING: - E (54).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0108-2895-7020-2800-1875.

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

COUNCIL TAX: - BAND B. 2025/26 = £1,587.27p. **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

25.06.2025 - REF: 7076