



- ATTRACTIVE WELL PRESENTED BAY FRONTED SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- EXTENDED AT REAR.
- LEVEL WALKING DISTANCE 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- 3 BEDROOMS. 2 LIVING ROOMS.
- GAS C/H. SOME ORIGINAL FEATURES.
- FRONT AND REAR GARDENS.
- CLOSE TO TOWN CENTRE.

No 37 Myrddin Crescent
Carmarthen
SA31 1DX

£259,950 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk
Telephone: 01267-220424 • Facsimile: 01267-238779
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



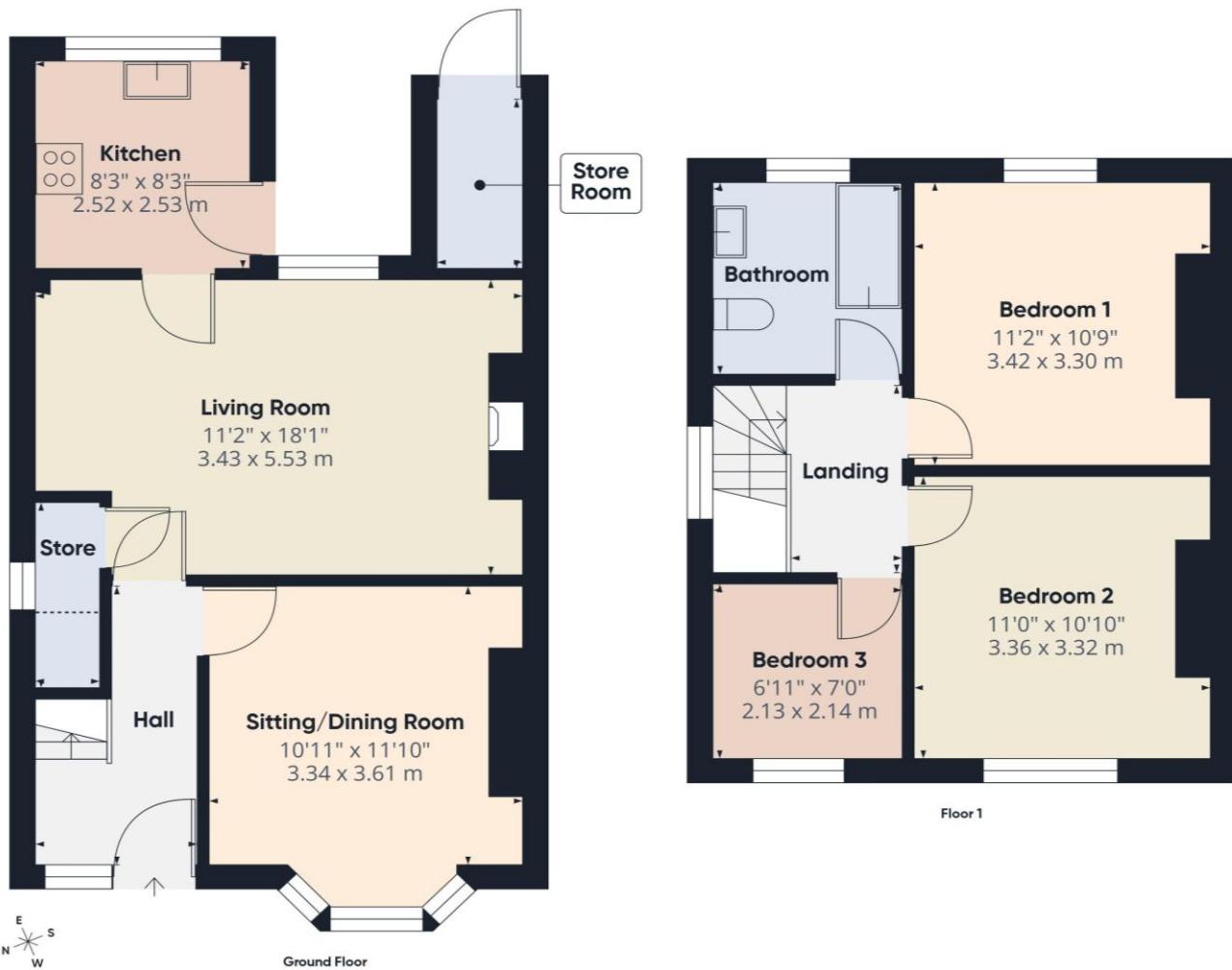
A most conveniently situated well presented traditionally built (1930's) **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having an attractive part brick facade affording light and airy accommodation that was extended at the rear prior to 2000 being located in a **much sought after residential area** within a **short level walking distance** 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.

GAS CENTRAL HEATING with thermostatically controlled radiators.

8' 5" (2.56m) CEILING HEIGHTS. PVCu DOUBLE GLAZED WINDOWS.

SOME ORIGINAL FEATURES. PLASTIC FASCIA. PAINTED ORIGINAL INTERNAL DOORS.

THE FITTED CARPETS ARE INCLUDED.



CANOPIED ENTRANCE PORCH with PVCu entrance door and side screen having stained glass/leaded effect lights to

RECEPTION HALL 11' 2" (3.4m) in depth with feature wood block flooring to a 'Herringbone' design. Radiator with decorative cover. Staircase to First Floor. Telephone point. 1 Power point. Mains smoke detector.

SITTING/DINING ROOM 11' 11" x 11' (3.63m x 3.35m) plus PVCu double glazed bay window. Plate rack. Feature polished granite stone tiled fireplace incorporating a coal effect gas fire - **NOT TESTED** - having a wood effect surround and granite tiled hearth. TV point. 6 Power points.

LIVING ROOM 18' 3" x 11' 2" (5.56m x 3.4m) overall
smooth skinned and coved ceiling. Feature tiled fireplace incorporating an electric fire with wood effect surround. Radiator. Opaque glazed door to the kitchen. 6 Power points. Water stopcock.



WALK-IN UNDERSTAIRS STORAGE CUPBOARD
housing the 'Worcester' gas fired central heating combi-boiler, C/h timer control. PVCu opaque double glazed window. Electricity consumer unit. Fitted shelf.

FITTED KITCHEN 8' 4" x 8' 2" (2.54m x 2.49m) with black and white ceramic tiled floor. Part tiled walls. PVCu double glazed window overlooking the rear garden. Radiator. Range of fitted base and eye level kitchen units incorporating an ceramic hob, oven, cooker hood and sink unit. 6 Power points plus fused point. PVCu part opaque double glazed entrance door to side. Plumbing for washing machine.

REAR CANOPIED PORCH

LANDING with access to partly boarded loft space. Mains smoke detector. PVCu part opaque double glazed window. 2 Power points.

BATHROOM 7' 8" x 7' (2.34m x 2.13m) with fully tiled walls. PVCu opaque double glazed window. Radiator. 3 piece suite comprising corner bath with shower attachment, WC and counter sunk wash hand basin to fitted bathroom furniture/cupboards. Extractor fan.

REAR BEDROOM 1 11' 4" x 9' 7" (3.45m x 2.92m) with radiator. PVCu double glazed window. 2 Fitted wardrobes to either side of former fireplace each with double doors. Picture rail. 4 Power points.

FRONT BEDROOM 2 11' 1" x 10' 11" (3.38m x 3.32m) with TV and telephone points. Radiator. PVCu double glazed window. Picture rail. 6 Power points.

FRONT BEDROOM 3 7' 1" x 7' (2.16m x 2.13m) with radiator. PVCu double glazed window. Picture rail. 2 Power points.

EXTERNALLY

On street parking available immediately to fore. Paved forecourt. Side paved entrance drive providing private car parking. Rear sunny south facing paved garden incorporating raised and decoratively stoned herbaceous borders.

OUTSIDE LIGHT AND WATER TAP.

STORE SHED formerly a WC with electricity connected.
WATER TAP.







DIRECTIONS: - 'Myrddin Crescent' is located by turning off '**Wellfield Road**' with **No 37** being found **two thirds** of the way into the Crescent on the **left hand side just after** the right hand bend.

ENERGY EFFICIENCY RATING: - D (67).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 4800-3974-0722-2320-3553.

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

COUNCIL TAX: - BAND D 2025/26 = £2,264.07p. **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.

VIEWING

08.01.2026 - REF: 7180

Strictly by appointment with Gerald R Vaughan Estate Agents