

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



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

**No 37 Myrddin Crescent  
Carmarthen  
SA31 1DX**

**£259,950** OIRO  
FREEHOLD

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

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The Property  
Ombudsman

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.

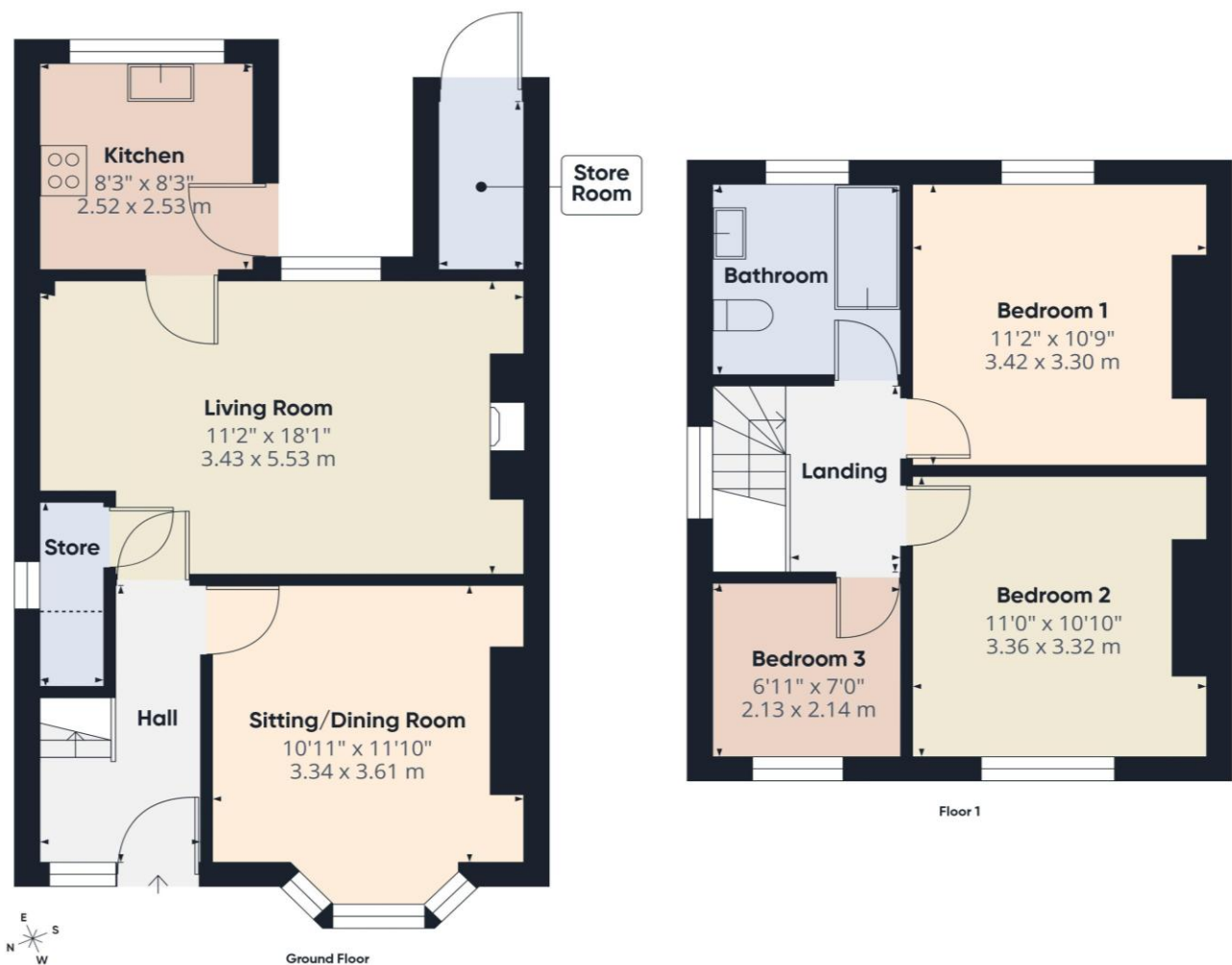
*A most conveniently situated well presented traditionally built (1930's) **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having an attractive part brick facade affording light and airy accommodation that was extended at the rear prior to 2000 being located in a **much sought after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

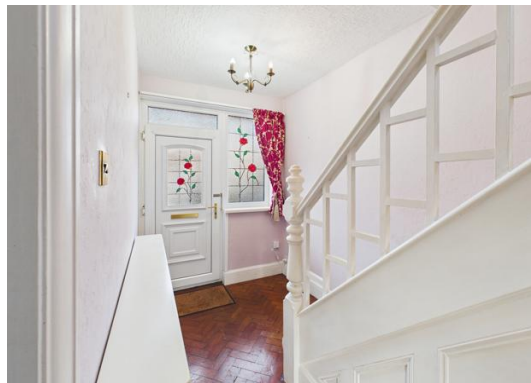
**FRONT BEDROOM 3 7' 1" x 7' (2.16m x 2.13m)** with radiator. PVCu double glazed window. Picture rail. 2 Power points.

### **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**

Strictly by appointment with Gerald R Vaughan Estate Agents

08.01.2026 - REF: 7180