

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **EXTENDED MID-TERRACED TOWN HOUSE.**
- **AVAILABLE LONG TERM.**
- **3 BEDROOMS. LIVING/DINING ROOM.**
- **FITTED KITCHEN/BREAKFAST ROOM.**
- **GAS C/H. EPC RATING: - C (69).**
- **WALKING DISTANCE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT AND CARMARTHEN PARK.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **COUNCIL TAX: - BAND C.**
- **DEPOSIT: - £923.**
- **2025/26 = £2,012.50p.**

**No 49 Parcmaen Street
Carmarthen
SA31 3DR**

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 CENTRE.

*A well presented **3 BEDROOMED MID-TERRACED TOWN HOUSE** of character located within a **short walk** of 'Carmarthen Park', and 'St. Catherine's Walk' shopping precinct and within **walking distance** of 'UWTSD', 'Parc Dewi Sant', 'Canolfan S4C yr Egin' and the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

The property briefly affords the following accommodation: - ENTRANCE VESTIBULE, RECEPTION HALL, LIVING ROOM, SITTING ROOM, FITTED KITCHEN/DINING ROOM, WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF, HALF, REAR and MAIN LANDINGS, SHOWER ROOM, **3 BEDROOMS** (2 DOUBLES). On Street 'Permit' parking available to fore. Rear walled garden.

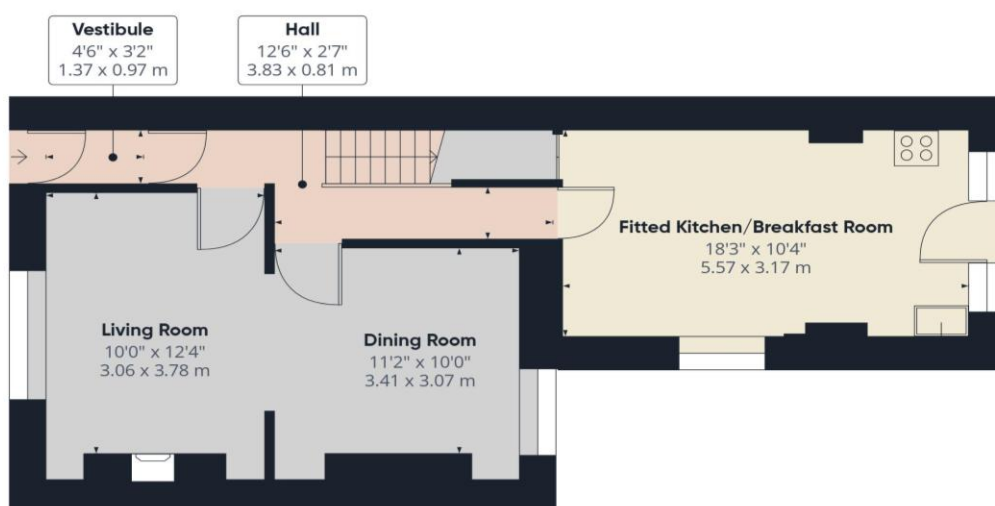
GAS C/ H.

PVCu DOUBLE GLAZED WINDOWS.

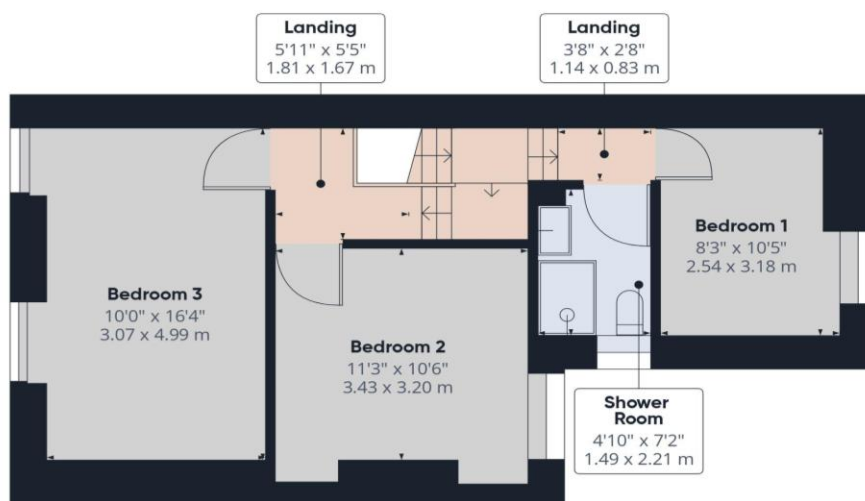
2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - **£800.00p** per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

DEPOSIT: - A Deposit of **£923.00p** 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.



Ground Floor



Floor 1







DIRECTIONS: - The property is located **two thirds** of the way up 'Parcmaen Street' on the **right hand side**.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2150-7312-0190-7094-9001.

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

14.10.2025 - REF: 7137