

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE END OF LINK HOUSE (1 of 3).
- 3 BEDROOMS. KITCHEN/DINING ROOM.
- 2 WC's. GAS C/H.
- FRONT AND REAR GARDENS.
- CLOSE TO 'CO-OP' CONVENIENCE STORE.
- SET BACK OFF AND ABOVE THE ROAD.
- PVCu DOUBLE GLAZED WINDOWS.
- ON STREET PARKING AVAILABLE IMMEDIATELY TO FORE.
- WALKING DISTANCE 'UWTSD', 'S4C', 'PARC DEWI SANT' AND TOWN CENTRE.

No 10 Ash Grove
Carmarthen
SA31 3PY

£169,950 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.

An attractive most conveniently situated traditionally built (circa.1962/63) **3 BEDROOMED END OF LINK HOUSE** (1 of 3) being located **set slightly back off and above the road** on an established residential estate of former local authority built dwellings of similar types and designs, most of which are now privately owned, being situated within **close proximity of the 'Co-op' convenience store, 'UWTSD', 'Canolfan S4C Yr Egin', 'Parc Dewi Sant'** and the readily available facilities and services at the **centre of the County and Market town of Carmarthen**.
 The property is also situated within **walking distance of the 'CK's' convenience store/Post Office and Primary/Nursery Schools in Johnstown** and **enjoys ease of access to the A40/A48 trunk roads along with 'Q.E. High' Secondary School and the Leisure Centre on the 'Llansteffan Road'**.

APPLICANTS SHOULD NOTE THAT THE PROPERTY WAS RE-ROOFED IN 2016.

FIRST TIME ON THE MARKET. NO FORWARD CHAIN.

GAS C/H – NOT TESTED. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIAS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 5' 11" x 5' 1" (1.8m x 1.55m) with radiator. PVCu double glazed window. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights. Cloak hooks. Opaque glazed door to

HALLWAY 12' 10" (3.91m) in depth with telephone point. Staircase to First Floor. Radiator. PVCu double glazed window. Understairs storage cupboard. Opaque glazed doors to the Kitchen and

LIVING ROOM 12' 11" x 12' 6" (3.93m x 3.81m) with PVCu double glazed picture window to fore. Radiator. Fitted gas fire with back boiler to feature fire surround - **BOILER NOT BEING USED IN 4 YEARS**. 5 power points.

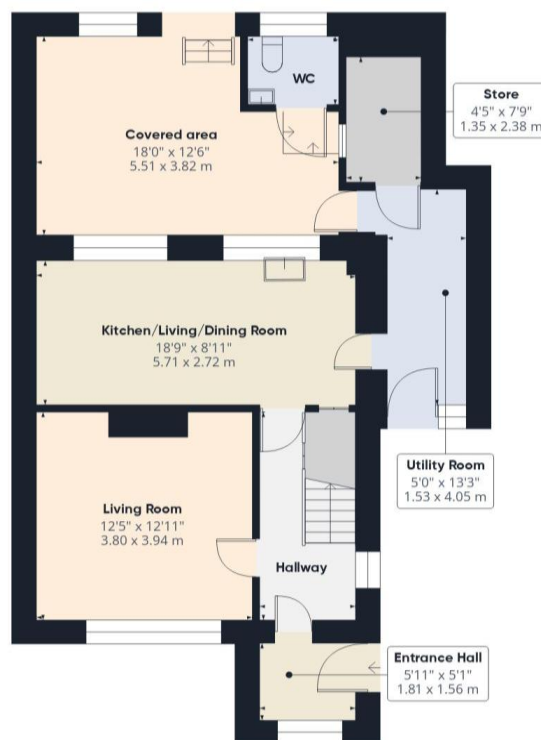
FITTED KITCHEN/LIVING/DINING ROOM 18' 9" x 9' 1" (5.71m x 2.77m) with C/h thermostat control. Feature reconstituted stone fireplace. 2 Radiators. Part tiled walls. 2 PVCu double glazed windows. Range of fitted base and eye level kitchen units incorporating a sink unit. Cooker hood. Part T&G boarded walls and ceiling to the kitchen area. 5 Power points. Understairs Pantry cupboard. Part opaque glazed door

SIDE HALL/UTILITY ROOM 13' 2" x 4' 11" (4.01m x 1.5m) overall with fitted worksurface. Part tiled walls. 4 Power points. PVCu part opaque double glazed door and side screen to fore. Wall units. Fitted floor-to-ceiling cupboard with double louvre doors. PVCu part opaque double glazed door to the rear covered area. Part opaque glazed door to

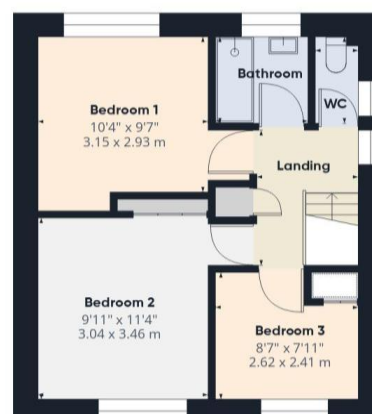
SIDE RECESSED ENTRANCE PORCH

STORE ROOM 7' 9" x 4' 4" (2.36m x 1.32m) with 2 power points. Cloak hooks. PVCu double glazed window.

REAR COVERED AREA 18' x 12' 6" (5.48m x 3.81m) with concreted floor. Water tap. Plumbing for washing machine. Fitted storage cupboard. Polycarbonate roof. Steps and opening leading out to the rear garden. 2 Power points.



Ground Floor



SEPARATE WC 5' 1" x 4' 3" (1.55m x 1.29m) with opaque glazed window. Tiled floor. 2 Piece suite in white comprising WC and wash hand basin.

FIRST FLOOR

LANDING with access to attic space via a retractable loft ladder. PVCu double glazed window.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Pre-lagged water cylinder. C/h timer control.

SEPARATE WC with PVCu opaque double glazed window. Vinyl floor covering. Radiator. Half tiled walls. WC in turquoise.

SHOWER ROOM 5' 6" x 5' 1" (1.68m x 1.55m) with radiator. Extractor fan. PVCu part opaque double glazed window. Fully tiled walls. Waterproofed flooring. Walk-in double shower tray with electric shower over, grab rails and fitted seat together with a curtain and rail. Shaver point.

REAR BEDROOM 1 10' 10" x 10' 3" ext. to 12' 6" (3.30m x 3.12m ext. to 3.81m) overall slightly 'L' shaped. Radiator. TV point. 2 Power points.

FRONT BEDROOM 2 11' 4" x 9' 10" ext. to 12' 6" (3.45m x 2.99m ext. to 3.81m) plus built-in double wardrobe. 2 Power points. Radiator. PVCu double glazed window.

FRONT BEDROOM 3 8' 7" x 7' 10" (2.61m x 2.39m) overall 'L' shaped with radiator. PVCu double glazed window. 3 Power points. Built-in cupboard off over the stairwell.

EXTERNALLY

Unrestricted on-street parking available to fore. Walled/gated paved front garden. **4' 11" (1.5m) wide side pathway.** Rear walled concreted courtyard garden with raised bed. Rotary clothes line. **OUTSIDE LIGHT AND WATER TAP.**

GREENHOUSE 8' x 6' (2.44m x 1.83m) on solid base. **In need of repair.**

WORKSHOP/STORE SHED 19' 6" x 5' 10" (5.94m x 1.78m) with power and lighting. Concrete block built. Concreted floor. 2 PVCu double glazed windows. 3 Small kennels/pens. Workbench. 6 Power points. Stable door.







DIRECTIONS: - The property may be approached from the '**Job's Well Road**', '**College Road**' or '**Picton Terrace**' directions. From '**Job's Well Road**' turn into '**Ash Grove**' travelling around the **left hand bend** and **continue past** the right hand turning for 'Ffynnon Waun' and the turning for the 'Co-op' Convenience Store. Travel **past the bus stop** and the property will be found a little further along on your **right hand side** before the right hand bend.

ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8607-9691-3729-9627-7463.

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

COUNCIL TAX: - BAND B 2025/26 = £1,760.95p. **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

27.08.2025 - REF: 7109