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- **DOUBLE FRONTED END OF TERRACE HOUSE.**
- **NO FORWARD CHAIN. GAS C/H.**
- **CLOSE TO FACILITIES AND SERVICES AT CARMARTHEN TOWN CENTRE.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **FIRST TIME ON THE MARKET IN OVER 20 YEARS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE SUNNY SOUTH FACING POSITION.**

**No 2 Temple Gardens
Lammas Street
Carmarthen SA31 1PU**

**£185,000 OIRO
FREEHOLD**

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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.

A spacious most conveniently situated traditionally built **DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED END OF TERRACE 'COTTAGE' style HOUSE** located just off and set back from one of the main thoroughfares (Llammas Street) within a relatively short level walk of the new Market Hall, 'St. Catherine's Walk' shopping precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

NO FORWARD CHAIN. **GAS CENTRAL HEATING** with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. **MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

RECEPTION HALL with PVCu part opaque double glazed entrance door. Staircase to first floor.

SITTING/DINING ROOM 16' 2" x 12' (4.92m x 3.65m) with feature fire surround. PVCu double glazed window to fore. Radiator. Telephone point. 10 Power points.

LIVING ROOM 16' 2" x 12' 2" ext. to 15. 10" (4.92m x 3.71m ext. to 4.82m) with feature fireplace. PVCu double glazed window to fore. Radiator. 14 Power points.

FITTED KITCHEN 15' 9" x 9' 1" (4.8m x 2.77m) plus recess with ceramic tiled floor. Ebonised beam. Radiator. PVCu double glazed window. Part tiled walls. Wall mounted 'Worcester' gas fired central heating boiler. Plumbing for washing machine. Extractor fan. 24 Power points. Range of fitted base and eye level kitchen units incorporating a double bowl sink unit and cooker hood. PVCu opaque double glazed door to

SIDE HALL with glazed/panelled door to the courtyard garden. Perspex roof. Opening to

UTILITY ROOM 6' 8" x 6' 4" (2.03m x 1.93m) with opaque single glazed window. 4 Power points.

FIRST FLOOR

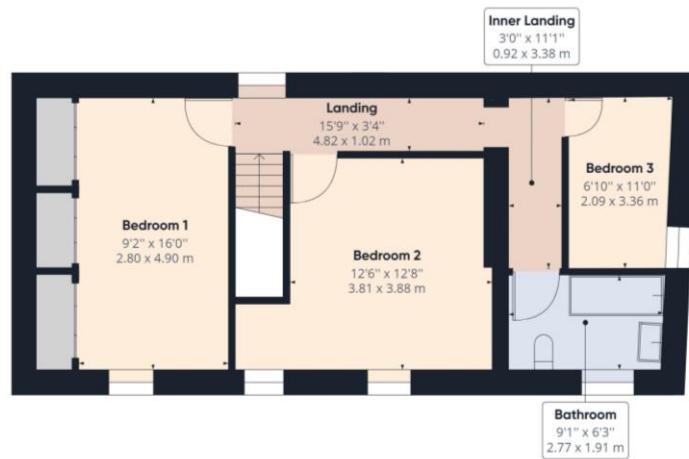
LANDING with radiator. PVCu double glazed window to rear. 2 Power points. Access to loft space.

FRONT BEDROOM 1 16' 1" x 9' 2" (4.90m x 2.79m) plus fitted wall-to-wall/floor-to-ceiling wardrobes. Radiator. PVCu double glazed window. 10 Power points. Access to loft space.

FRONT BEDROOM 2 16' x 12' 7" (4.87m x 3.83m) overall 'L' shaped with laminated flooring. Radiator. 2 PVCu double glazed windows. 4 Power points.



Ground Floor



Floor 1



INNER LANDING

SIDE BEDROOM 3 11' 1" x 6' 6" (3.38m x 1.98m) with radiator. PVCu double glazed window. 4 Power points.

BATHROOM 9' x 6' 4" (2.74m x 1.93m) with PVCu opaque double glazed window. Part tiled walls. Extractor fan. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath and panelled bath with electric shower over and shower screen.



EXTERNALLY

Private walled/gated paved courtyard garden that enjoys a sunny south facing aspect. **OUTSIDE LIGHT AND WATER TAP.**

WORKSHOP 18' 10" x 6' 8" (5.74m x 2.03m)
Concrete block built. Power and lighting.





DIRECTIONS: - 'Temple Gardens' can be approached on **FOOT ONLY** from either 'Lammas Street' or 'Mansel Street' with the **entrance** to the gated pathway that leads to 'Temple Gardens' from 'Lammas Street' being located **adjacent** to '**Walter Lloyd' The Chemist** and the gated pathway that leads from 'Mansel Street' can be found **between** the Hairdressers and 'The Warren' Restaurant.

ENERGY EFFICIENCY RATING: - D (64).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 6403-9407-1002-1009-2302.

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

COUNCIL TAX: - BAND C. 2023/24 = £1,726.26p. **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.

Details amended as a result of the tenants moving out – 14.03.23

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

20.12.2022 - REF: 6505