

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **DOUBLE FRONTED END TERRACED HOUSE.**
- **MODERNISED AND UPDATED.**
- **GAS C/H. DOUBLE GLAZED WINDOWS.**
- **CLOSE TO THE MULTI-STOREY CAR PARK.**
- **VERY WELL PRESENTED.**
- **NO FORWARD CHAIN.**
- **2 BEDROOMS. 2 BATHROOMS/WC'S.**
- **CLOSE TO 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**
- **SHORT LEVEL WALK OF TOWN CENTRE.**

**No 9 Morley Street
Carmarthen
SA31 1RB**

£128,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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.

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The Property
Ombudsman

*A most conveniently situated very well presented traditionally built double fronted **2 BEDROOMED END OF TERRACED HOUSE** located in a popular street within **close proximity** of the Indoor Market and 'St. Catherine's Walk' Shopping Precinct/Multi-Storey Car Park and is within a **short level walk** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located within **walking distance** of 'UWTSD', 'Parc Dewi Sant' and 'Canolfan S4C yr Egin' together with **Glangwili General Hospital (1 mile)**.*

GAS C/H with thermostatically controlled radiators.

PVCu AND ALUMINIUM DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS.

MOULDED WHITE BOARDED EFFECT INTERNAL DOORS.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED BY THE VENDORS SINCE 2022 TO INCLUDE ELECTRICAL RE-WIRING, RE-PLUMBING, THE PROVISION OF A NEW CENTRAL HEATING SYSTEM AND BOILER, NEW CEILINGS, NEW EXTERNAL AND INTERNAL DOORS, NEW KITCHEN, UTILITY ROOM, BATHROOM AND SHOWER ROOM FITMENTS ETC.

PVCu PART OPAQUE DOUBLE GLAZED ENTRANCE DOOR TO

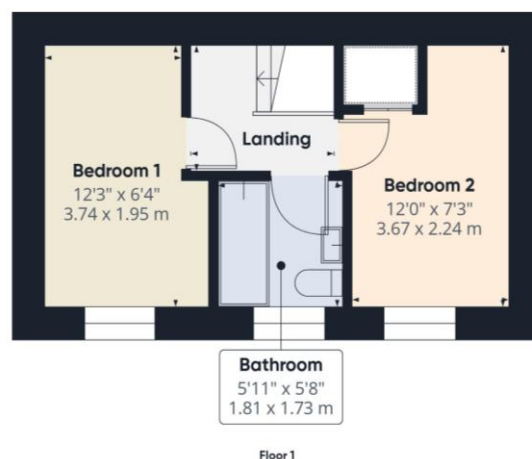
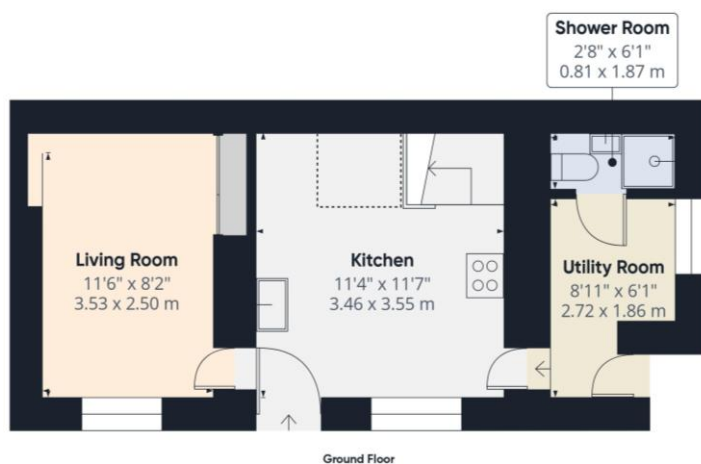
FITTED KITCHEN 11' 7" x 11' 4" (3.53m x 3.45m) with mains smoke alarm. Aluminium double glazed window to fore. Boarded effect vinyl floor covering. Staircase to first floor. Understairs storage area. Radiator. 7 Power points. Electricity consumer unit. Range of fitted base and eye level kitchen units incorporating a sink unit. Electric cooker with splashback and canopied cooker hood.

LIVING ROOM 11' 6" x 8' 2" (3.50m x 2.49m) with aluminium double glazed window to fore. TV point. Radiator. 6 Power points. Mains smoke alarm. Built-in cupboard with double doors.

UTILITY ROOM 8' 11" x 6' 1" (2.72m x 1.85m) overall with tiled floor. PVCu double glazed window. Mains heat and Carbon Monoxide detector. 'Baxi' wall mounted gas fired central heating boiler. Plumbing for washing machine. Towel warmer ladder radiator. 8 Power points. Range of fitted base and eye level kitchen units to match the kitchen. PVCu part opaque double glazed door to the side recessed porch.

SHOWER ROOM with tiled floor. Feature tiled wall. Extractor fan. 2 Piece suite in white comprising wash hand basin and WC. Shower enclosure with plumbed in shower over and shower door.

SIDE RECESSED PORCH



FIRST FLOOR

LANDING with mains smoke alarm. Access to loft space.

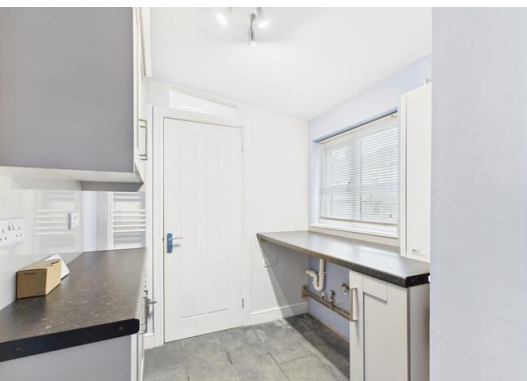
FRONT BEDROOM 1 12' 3" x 6' 4" (3.73m x 1.93m) overall slightly 'L' shaped with aluminium double glazed window. Radiator. Mains smoke alarm. TV point. 6 Power points.

BATHROOM 5' 11" x 5' 8" (1.80m x 1.73m) with boarded effect vinyl floor covering. Extractor fan. Aluminium double glazed window to fore. Waterproof panelled walls. Towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath.

FRONT BEDROOM 2 12' x 7' 3" (3.65m x 2.21m) overall 'L' shaped with radiator. Aluminium double glazed window. 6 Power points. TV point. Fitted cupboard off over the stairwell.

EXTERNALLY

On street 'permit' parking available in 'Morley Street'. Side walled concreted Courtyard with pedestrian access to 'Morley Street' and 'St. Catherine Street'.





DIRECTIONS: - The property is located **adjacent** to the junction of 'Morley Street' with 'St. Catherine Street'.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

25.07.2025 - REF: 7093