

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Surveyors

Est. 1998

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



- NO FORWARD CHAIN.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- IN NEED OF COMPLETE MODERNISATION.
- REAR GARDEN EXTENDS FOR A DEPTH OF 75FT. (22.84M) APPROX.
- BAY FRONTED SEMI-DETACHED HOUSE.
- MAINS GAS AVAILABLE.
- CHARACTER ACCOMMODATION.
- RELATIVELY LEVEL WALKING DISTANCE TOWN CENTRE.

**No 14 Penbryn Avenue**  
**Carmarthen SA31 3DH**

**£195,000** 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 most conveniently situated traditionally built (late 1930's) **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** that is in **need of complete modernisation** situated in a sought after area within a **relatively level walking distance** of the Park, 'St. Catherine's Walk' Shopping Precinct, 'UWTSD', 'Parc Ddewi Sant' and 'Canolfan S4C yr Egin' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A48 trunk roads, Primary/Secondary Schools/Leisure Centre on the 'Llansteffan Road', the 'Co-op' convenience store on 'Jobs Well Road' and centre of Johnstown.

**NO FORWARD CHAIN. ECONOMY 7 ELECTRIC HEATING - NOT TESTED.**

**MANY CHARACTER FEATURES INCLUDING QUARRY TILED FLOORS, ORIGINAL INTERNAL DOORS, WINDOWS ETC.**

**MAINS GAS AVAILABLE. 8' 8" and 8' 3" CEILING HEIGHTS. PARTIAL SECONDARY GLAZING.**

### **ARCHED RECESSED ENTRANCE PORCH**

with quarry tiled floor. Glazed/panelled entrance door with stained glass/leaded lights and side screens to either side with leaded lights to

**RECEPTION HALL 11' 10" x 5' 10" (3.6m x 1.78m)** overall with staircase to first floor. Dado rail. 'Creda' electric storage heater.

**SITTING/DINING ROOM 13' 10" x 10' 5" (4.21m x 3.17m)** plus single glazed bay window. Picture rail. Telephone point. 'Creda' wall mounted electric storage heater. 4 Power points

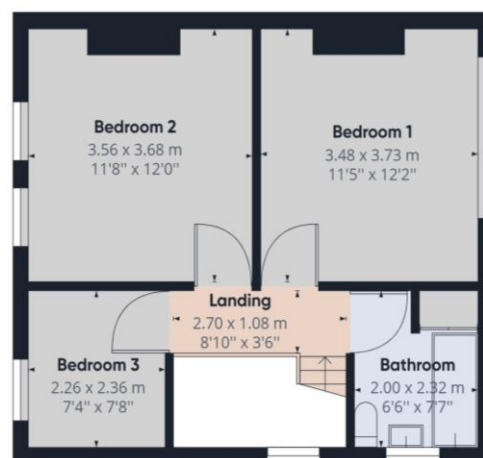
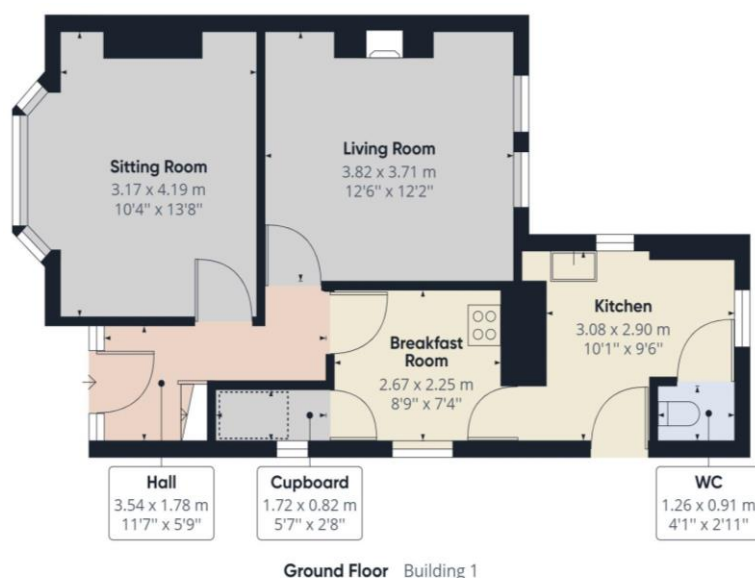
**LIVING ROOM 12' 7" x 12' 3" (3.83m x 3.73m)** into recesses to either side of original feature open fireplace. Picture rail. 2 Secondary glazed windows overlooking the rear garden. 2 Power points

**BREAKFAST ROOM 8' 10" x 7' 4" (2.69m x 2.23m)** with wall mounted 'Creda' electric storage heater. 'Rayburn Regent' solid fuel cooking range (last used in 1998) to tiled fireplace. Single glazed sash window to side.

**WALK-IN UNDERSTAIRS PANTRY OFF** with fitted shelving. Window.

**KITCHEN 10' 2" x 9' 7" (3.1m x 2.92m)** overall 'L' shaped with part tiled walls. Access to loft space. Sink unit. Base and eye level kitchen units. Plumbing for washing machine. Electricity consumer unit. 2 Single glazed windows. Part quarry tiled floor. 6 Power points

**SEPARATE WC** with WC in white.





**FIRST FLOOR - 8' 3" ceiling height**

**LANDING** with single glazed sash window to side. 'Creda' electric storage heater. 1 Power point.

**BATHROOM** 7' 7" x 6' 6" (2.31m x 1.98m) overall with part tiled walls. 3 Piece suite in white comprising WC, wash hand basin and enamelled bath. Opaque single glazed window. Access to loft space. **Fitted floor-to-ceiling AIRING/LINEN CUPBOARD.**

**REAR BEDROOM 1** 13' x 12' 1" (3.96m x 3.68m) with wall mounted 'Creda' electric storage heater. Exposed boarded floor. 2 Secondary glazed windows overlooking the rear garden. Picture rail. Telephone point. 1 Power point.

**FRONT BEDROOM 2** 12' 1" x 11' 8" (3.68m x 3.55m) with 2 single glazed sash windows to fore. Exposed boarded floor. 1 Power point.

**FRONT BEDROOM 3** 7' 9" x 7' 5" (2.36m x 2.26m) with single glazed sash window. Picture rail. Exposed boarded floor. 1 Power point.

**EXTERNALLY**

Gated/brick pillared tarmacadamed entrance drive that provides ample private car parking and leads past the house to the Garage at rear. Walled paved front garden. There is to the rear a sunny enclosed rear garden that **extends for a depth of approximately 75' (22.84m).** **OUTSIDE LIGHT.**

**STORE SHED** in dis-repair

**LINKED GARAGE** 16' x 9' 2" (4.87m x 2.79m) with double doors. Brick built. Electricity connected.







**DIRECTIONS:** - From **Carmarthen town centre** travel up 'Lammas Street/Picton Terrace' and **turn right just after the 'Pelican Crossing'** and turning for 'Union Street' **into 'Picton Place' opposite** the 'National Assembly for Wales' building. Continue half way along 'Picton Place' and **turn left just after** the Recreational Ground/Park into '**Penbryn Avenue**'. Travel around the '**S' bend** and the property will be found **two thirds of the way along** on your **right hand side before** the junction with '**Steele Avenue**'.

**ENERGY EFFICIENCY RATING:** - G (12).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 6020-2035-0184-4100-1923.

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

**COUNCIL TAX:** – BAND D. 2022/23 = £1,824.62p. *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

20.05.2022 - REF: 6374