Sales & Lettings of Residential, Rural & Commercial Properties

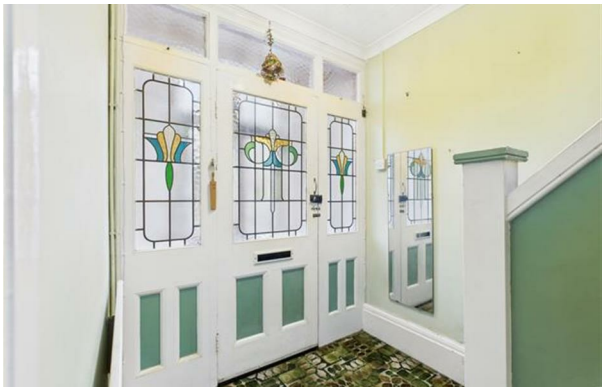
GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk







No 22 The Grove, Carmarthen, SA31 3JH

Offers In The Region Of £210,000

- CONVENIENTLY SITUATED BAY FRONTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- WALKING DISTANCE CARMARTHEN FIRE STATION.
- WALKING DISTANCE UWTSD AND S4C.
- IN NEED OF MODERNISATION.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE 'ST. CATHERINES WALK' SHOPPING PRECINCT.
- FIRST TIME ON THE 'OPEN MARKET' IN OVER 65 YEARS.
- SOUGHT AFTER AREA. GAS C/H.
- SCOPE TO CONVERT THE ATTIC SPACE - STP.
- NO FORWARD CHAIN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

No 22 The Grove, Carmarthen SA31 3JH

A most conveniently situated improvable traditionally built (Circa. 1935/37) 3 BEDROOMED/2 RECEPTION ROOMED BAY FRONTED SEMI-DETACHED HOUSE being located in a sought after residential area towards the head of an established cul-de-sac of similar type dwellings within a relatively short walk of Carmarthen Fire Station and within walking distance of 'St. Catherine's Walk' shopping precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is also located within walking distance via 'Nant yr Arian' and 'College Road' of UWTSD, S4C and Parc Dewi Sant.

3 1 2

Council Tax Band: D





ENTRANCE PORCH
PVCu opaque double glazed entrance door. Panelled glazed door with side screens either side all with stained glass/leaded effect to

RECEPTION HALL
3.63 x 1.93 overall (11'11" x 6'4" overall)
Radiator. Telephone point. 1 Power point. Staircase to first floor. Cloak hooks.

SITTING/DINING ROOM
PVCu double glazed window. Picture rail. Radiator. Feature fireplace. 4 Power points.

LIVING ROOM
3.96 x 3.51 (13'0" x 11'6")
Radiator. Picture rail. 6 Power points. Feature tiled fireplace with fitted cupboards to one side incorporating a fitted gas fire - NOT TESTED - with back boiler. Sliding aluminium glazed patio door to and overlooking the rear garden.

FITTED KITCHEN
2.90 x 2.21 (9'6" x 7'3")
Part tiled walls. Quarry tiled floor. PVCu double glazed window. Plumbing for washing machine. Wall mounted 'Baxi' gas fired C/h combi boiler. Range of base and eye level fitted kitchen units incorporating a sink unit. 7 Power points. Electricity consumer unit. PVCu opaque double glazed window to outside.

WALK-IN UNDERSTAIRS PANTRY
Fitted shelving. PVCu double glazed opaque window.

FIRST FLOOR
8' 3" (2.44m) Celling height

LANDING
Telephone point. 2 Power points. PVCu opaque double glazed window.

BATHROOM
2.18 x 2.16 (7'2" x 7'1")
Vinyl floor covering. Part tiled walls. PVCu double glazed window. Access to loft space. 3 Piece coloured suite comprising, pedestal wash hand basin with splashback, panelled bath with shower attachment and WC.

FITTED AIRING/LINEN CUPBOARD
with radiator.

REAR BEDROOM 1
3.71 x 3.07 plus (12'2" x 10'1" plus)
Fitted floor to celling wardrobes/cupboards to either side of former fireplace. PVCu double glazed bow window with fitted window seat and a view towards Llangunnor. Picture rail. 4 Power points. 2 Wall light fittings. Radiator.

FRONT BEDROOM 2
3.51 x 2.90 (3.50 x 2.89) plus (11'6" x 9'6" plus)
Fitted floor to celling wardrobes/cupboards to either side of former fireplace. 2 PVCu double glazed windows to fore. 4 Power points. Picture rail. Radiator. 2 Wall light fittings.

FRONT BEDROOM 3
2.36 x 2.34 (7'9" x 7'8")
2 Power points. Radiator. Picture rail. PVCu double glazed window.

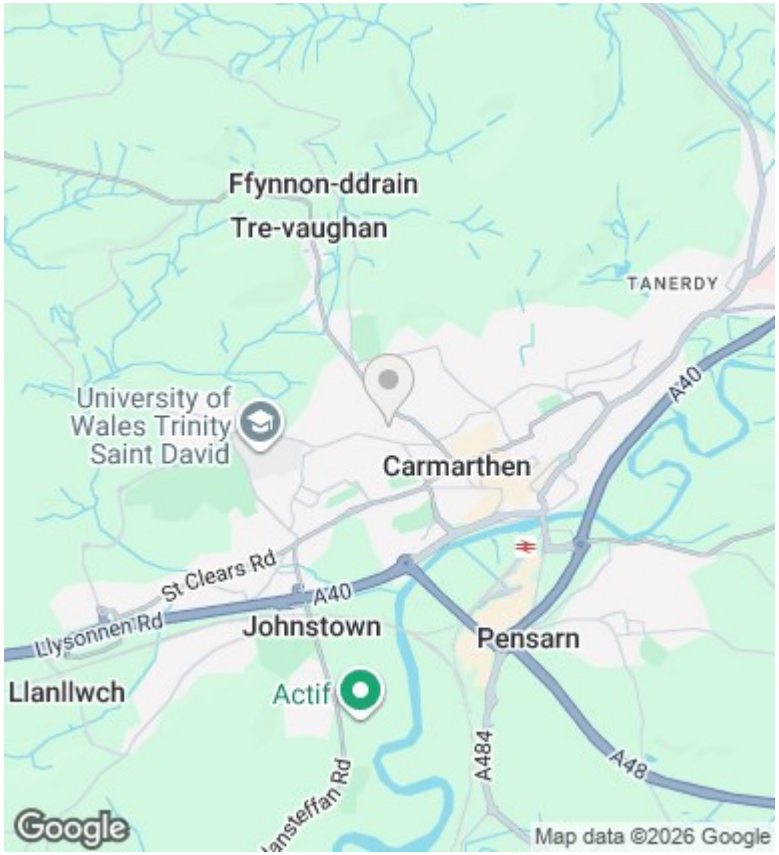
EXTERNALLY
Gated/brick pillared concreted entrance drive that leads to the garage and provides ample private car parking. Brick walled/decoratively stoned front garden. Rear sunny south facing walled garden with concreted patio and lawned garden that extends for a depth of 70ft (21.34m). Sectional former COAL BUNKER

OUTSIDE WC

OUTSIDE UTILITY ROOM
1.55 x 1.14 (5'1" x 3'9")
2 Power points.

DETACHED GARAGE
4.70 x 2.26 (15'5" x 7'5")
with up and over garage door. Power and lighting. 2 Power points, PVCu personal door.





Directions

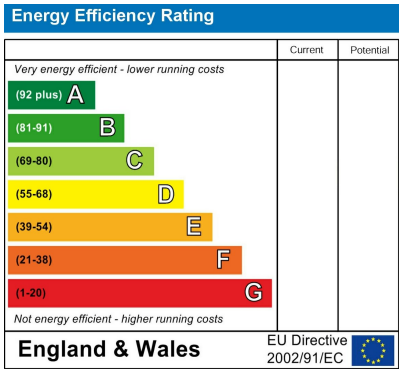
From Carmarthen town centre travel up 'Water Street' past the turnings for 'Glannant Road', 'Pentrefelin Street' and 'The New Dairies Club.' Continue along 'Parc yr Afon'/'Fountain Hall Terrace' and turn first left into 'The Grove' and the property will be found three quarters of the way in on the left hand side.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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D



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