Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk









No 6 Parcydelyn, Penlan Road, Carmarthen, SA31 1TS

£1,100 Per Calendar Month Exclusive

- **AVAILABLE LONG TERM.**
- **4 BEDROOMS. 2 WC's. GAS C/H.**
- **GARAGE AND CAR PARKING.**
- **VIEWS OVER CARMARTHEN.**
- **VERY WELL PRESENTED DETACHED HOUSE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE TOWN CENTRE AND HOSPITAL.**
- **EPC RATING:- C (71). COUNCIL TAX: - 2026/27 = £2,909.50p**

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk

TO LET - CARMARTHEN TOWN

A very well presented modernised 4 BEDROOMED DETACHED HOUSE situated on an established estate of varying types and designs within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. 'Glangwili' General Hospital being approximately 1.5 miles distant. The property briefly comprises the following accommodation: - ENTRANCE PORCH, RECEPTION HALL, THROUGH LOUNGE, DINING ROOM, FITTED KITCHEN, SEPARATE WC, LANDING, BUILT-IN AIRING/LINEN CUPBOARD, 4 BEDROOMS - 2 with built-in wardrobes, BATHROOM. Concreted entrance drive providing private car parking. Lawned front garden. Rear paved sun terrace and lawned garden. STORE SHED, GARAGE.

4 1 2 C

Council Tax Band: E







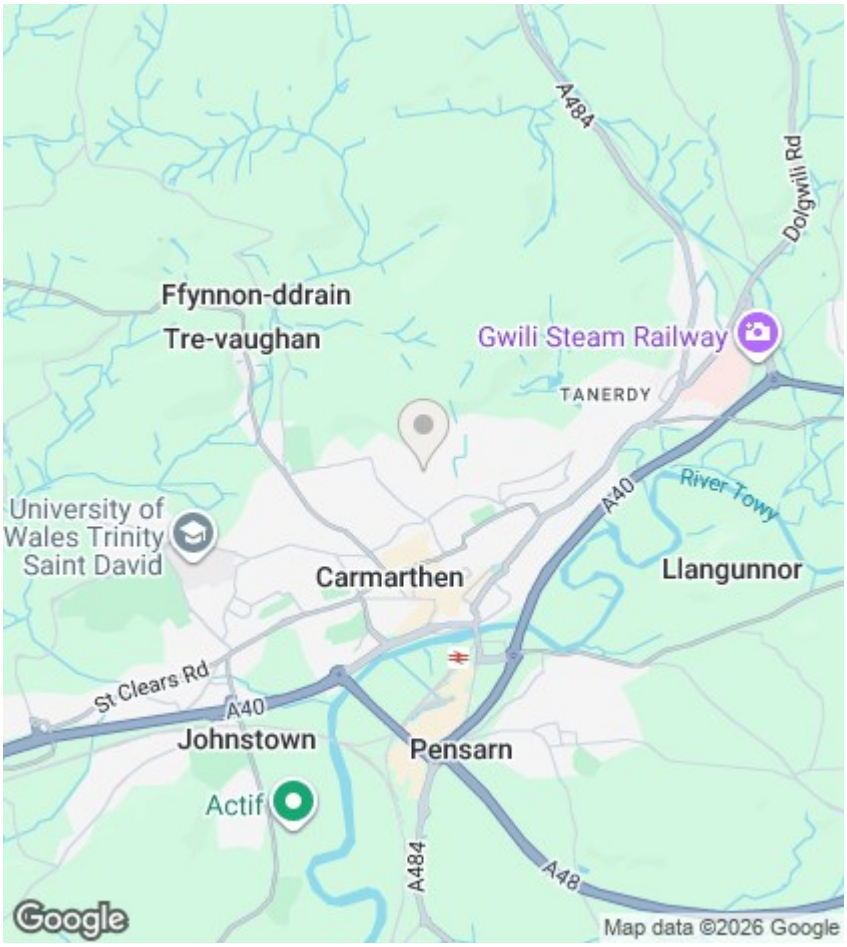
EPC RATING
Band C.
ENERGY PERFORMANCE CERTICATE: The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 8007-1846-0122-0306-3803.

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

COUNCIL TAX
BAND E - 2026.27 = £2,909.50p. Oral enquiry only.

LOCAL AUTHORITY
Carmarthenshire County Council, County Hall, Carmarthen SA31 1JP
Telephone No: - 01267 - 234567

AGENTS NOTE
Photographs and/or any floor layout plans used on these particulars are FOR ILLUSTRATION PURPOSES ONLY and may depict items which are not included in the letting of the property.



DIRECTIONS

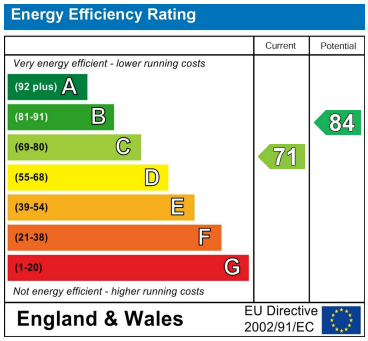
The property is located travelling from Carmarthen town centre by turning off 'Barn Road' into 'Waterloo Terrace' and having passed the turning 'Tabernacle Terrace' bear right on to ' Wellfield Road' and then first left on to 'Penlan Road'. Travel up passed the turnings for 'Parc Thomas' and 'Greenhill Close' and turn next right into 'Parcydelyn' and the property is the second on the left hand side.

VIEWINGS

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

EPC Rating:

C





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