Sales & Lettings of Residential, Rural & Commercial Properties

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Sarn Villa Babell Road, Pensarn, Carmarthen, SA31 2DJ

Offers In The Region Of £259,950

- FIRST TIME ON THE MARKET SINCE 1974.
- GAS C/H - NEW BOILER 2025. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL.
- EASE OF ACCESS TO A40/A48.
- ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE.
- MANY ORIGINAL FEATURES. RE-ROOFED 2026.
- 0.75 OF A MILE OF CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 3 BEDROOMS. 2 LIVING ROOMS.
- WALKING DISTANCE 'MORRISONS' SUPERMARKET.
- WALKING DISTANCE BUSINESSES AND SHOPS ON 'STEPHENS WAY' RETAIL PARK.

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

sales@geraldvaughan.co.uk

Sarn Villa Babell Road, Carmarthen SA31 2DJ

An attractive most conveniently situated traditionally built (1856/57) DETACHED DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED HOUSE with banded quoins and shuttered windows, that was once part of the 'Cawdor Estate' situated set slightly back off the road at the junction of 'Roman Road' with 'Rhiw Babell' adjacent to 'Babell Zion Newydd' Chapel, within walking distance of Llangunnor Primary School and Morrisons Supermarket that are approximately 0.30 of a mile distant, is within walking distance of the businesses and shops on 'Stephens Way' and 'Pensarn Road' and is within 0.75 of a mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 1 2

Council Tax Band: D





PILLARED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door with stained glass/leaded effect lights to

RECEPTION HALL
12'4" in depth
with staircase to first floor. Radiator.

SITTING/DINING ROOM
13'10" x 13'3"
with 5 power points. Tiled fireplace incorporating an electric fire with fitted shelving to either side. Coved ceiling. 2 Radiators. PVCu double glazed window to fore with a view over Carmarthen town and beyond.

LIVING ROOM
14'0" x 12'0"
with 8 power points. PVCu double glazed window to fore with a view over Carmarthen town and beyond. Radiator. Reconstituted stone fireplace incorporating an electric fire and shelved recesses to either side. Telephone point. Quarry tiled floor. 2 Wall light fittings. Glazed/panelled door to

KITCHEN/BREAKFAST ROOM
12'11" x 9'11"
with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows. Part tiled walls. Range of base and eye level kitchen units incorporating a sink unit. 8 Power points. Feature fireplace incorporating an electric fire. Glazed/panelled door to

REAR HALL
with glazed/panelled door to rear. Ceramic tiled floor.

SEPARATE WC
off with ceramic tiled floor. WC in white. Understairs storage cupboard off.

BATHROOM
8'11" x 6'11"
with 2 radiators. Wall mounted electric fan heater. PVCu opaque double glazed window. Ceramic tiled floor. Plumbing for washing machine. Tiled shower enclosure with electric shower over and sliding shower door. 2 Piece coloured suite comprising pedestal wash hand basin with tiled splashback and cast iron bath.

FIRST FLOOR -
8' 2" (2.49m) ceiling heights

LANDING
with PVCu double glazed window. 2 Power points.

FRONT BEDROOM 1
13'11" x 13'5" overall
slightly 'L' shaped with radiator. PVCu double glazed window with a view over Carmarthen town and beyond. 8 Power points. Telephone point. Fitted floor to ceiling cupboard.

FRONT BEDROOM 2
8'3" x 7'2"
with access to loft space. Radiator. 2 Power points.

FRONT BEDROOM 3
14'1" x 11'10" overall
with 2 radiators. PVCu double glazed window with a view. 4 Power points. Fitted airing/linen cupboard housing the Gas fired 'Worcester' C/h boiler..

EXTERNALLY
Gated 'cock and hen' walled, level front lawned garden with central pathway, crazy paved patio area and herbaceous borders. Feature 'wishing well'. Rear concreted courtyard with pedestrian access to 'Roman Road'. Rear kitchen garden with beyond a concreted parking space. OUTSIDE LIGHT. COAL BUNKER.

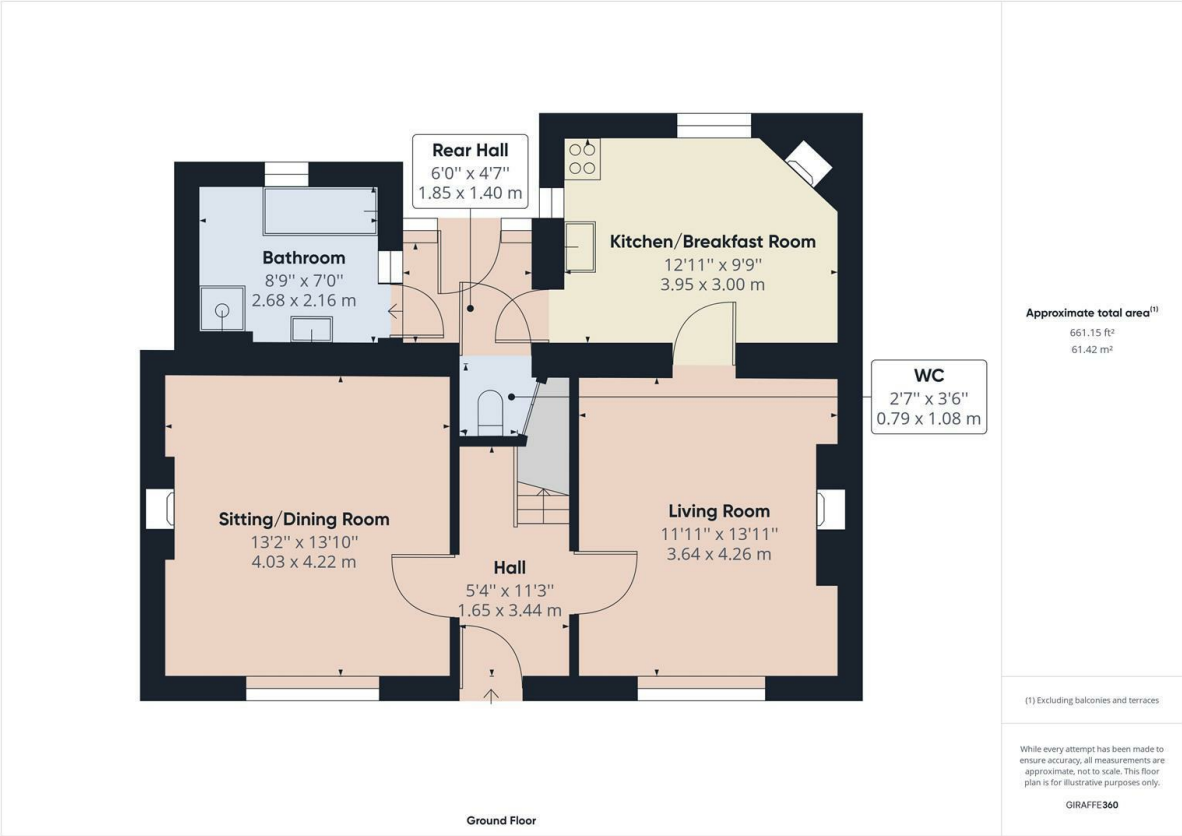
OUTSIDE WC

LEAN-TO GARDEN STORE SHED
15'5" x 10'2"
with power and lighting. 2 Radiators. Doors to the front and rear. WATER TAP.

STORE SHED/OUTSIDE UTILITY ROOM
7'7" x 6'7"
with power and lighting. Concrete block built.

LEAN-TO GREENHOUSE
14'4" x 7'4"
with electricity connected.

OPEN FRONTED POTTING SHED





Directions

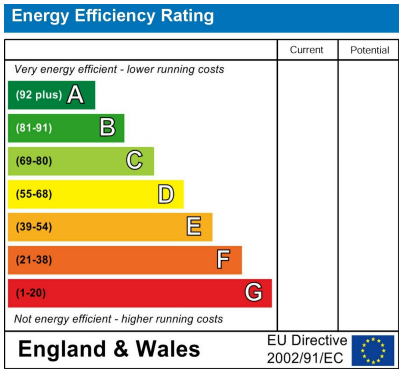
From Carmarthen town centre travel over 'Towy Bridge' past the petrol filling station to the roundabout and take the second exit towards 'Pensarn/Llangunnor. Travel past 'ATS' and the Royal Mail sorting office continuing underneath 'Pont Pensarn' and as you start to climb 'Babell Hill' travel past the left hand turning for Llangunnor Primary School and the property will be found in front of you on the junction of 'Rhiw Babell' with 'Roman Road' adjacent to 'Babell Zion Newydd' Chapel.

Viewings

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

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