Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
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Est. 1998

www.geraldvaughan.co.uk







No 34 Nant yr Arian, Carmarthen, SA31 3JJ

Offers In The Region Of £235,000

- MODERN SEMI-DETACHED HOUSE IN SOUGHT AFTER AREA.
- 3 DOUBLE BEDROOMS. 2 WC's.
- RELATIVELY SHORT WALK OF 'ST. CATHERINES WALK' SHOPPING PRECINCT.
- WALKING DISTANCE FIRE STATION, 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- FIRST TIME ON THE 'OPEN MARKET' SINCE 1978.
- THROUGH LIVING/DINING ROOM.
- WALKING DISTANCE TOWN CENTRE.
- REAR GARDEN ABUTTING SMALL WOODED COPSE THAT EXTENDS FOR A DEPTH OF APPROXIMATELY 50 FT. (15.24M).
- NO FORWARD CHAIN. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE 'NEW MODEL' SCHOOL AND 'YSGOL Y DDERWEN.'
- AMPLE PRIVATE CAR PARKING.

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

sales@geraldvaughan.co.uk

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A spacious most conveniently situated traditionally built (circa. 1971/72) 3 DOUBLE BEDROOMED SEMI-DETACHED HOUSE being located in a much sought after residential area on an established residential estate of varying types and designs within a short walk of Carmarthen Fire Station and a relatively easy 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 of 'Canolfan S4C yr Egin,' 'UWTSD,' 'Parc Dewi Sant,' 'The New Model' Primary School and 'Ysgol y Dderwen.'

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Council Tax Band: D





RECEPTION HALL
5'10" x 3'8"
with sliding PVCu opaque double glazed entrance door and side screen. PVCu opaque double glazed window.

LIVING/DINING ROOM
26'0" x 13'4" overall
slightly 'L' shaped with 3 radiators. 4 Power points. Staircase to first floor. Feature 'T&G' boarded chimney breast. PVCu double glazed window to fore. Secondary glazed door and side screen to

DOUBLE GLAZED CONSERVATORY
11'4" x 8'3"
timber framed under a polycarbonate roof. The conservatory is in disrepair and requires replacement.

FITTED KITCHEN
11'0" x 9'11"
with vinyl floor covering. PVCu double glazed window. Plumbing for washing machine. Part tiled walls. 7 Power points plus fused point. Telephone point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, electric oven and integrated dishwasher. PVCu part opaque double glazed door to outside. Door to

WALK-IN UNDERSTAIRS STORAGE CUPBOARD
with C/h timer control. Wall mounted 'Worcester' gas fired central heating boiler * (2025)*. Fitted shelving.

FIRST FLOOR -
7' 11" (2.41m) ceiling heights

LANDING
with PVCu double glazed window. Access to loft space. 1 Power point. Fitted storage cupboards.

BUILT-IN AIRING/LINEN CUPBOARD
with radiator. Fitted slatted shelving.

BUILT-IN STORE CUPBOARD

SEPARATE WC
with 2 piece suite in white comprising WC and wash hand basin with tiled splashback. PVCu opaque double glazed window.

SHOWER ROOM
6'9" x 6'6" overall
'L' shaped with boarded effect flooring. Recessed downlighting. Extractor fan. Fully tiled walls. Chrome towel warmer ladder radiator. Fitted bathroom cabinet. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with electric shower over and sliding shower door.

REAR BEDROOM 1
11'7" x 11'2" overall
'L' shaped with radiator. PVCu double glazed picture window. 2 Power points.

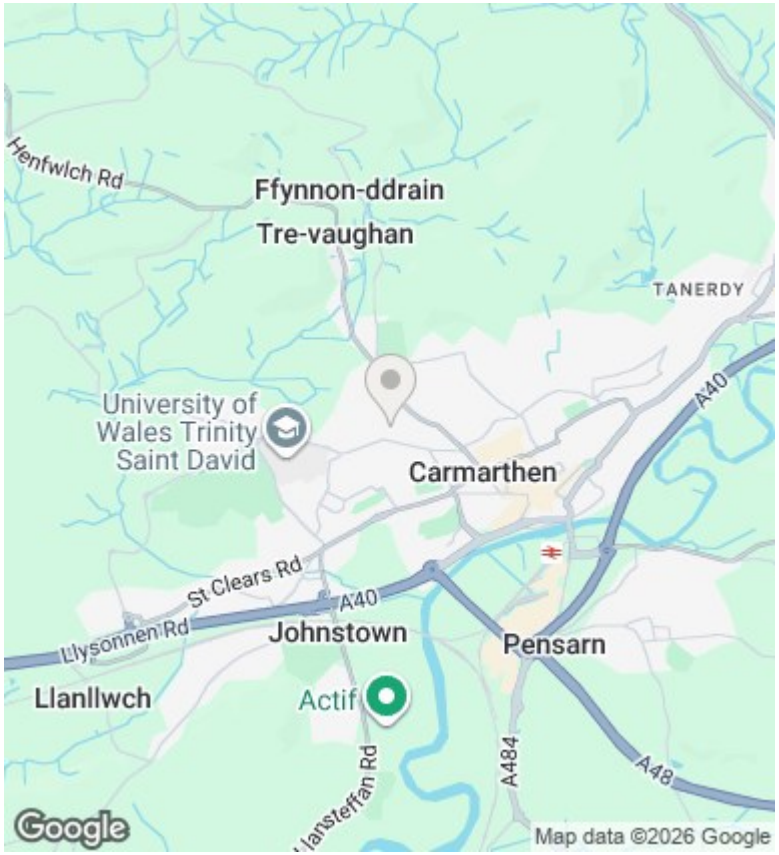
FRONT BEDROOM 2
14'5" x 8'7"
with PVCu double glazed picture window. Radiator. 2 Power points.

FRONT BEDROOM 3
13'2" x 11'3"
with floor to ceiling wardrobes with central dressing table area. Radiator. PVCu double glazed picture window. Telephone point. 2 Power points.

EXTERNALLY
Tarmacadamed entrance drive providing ample private car parking. Front lawned garden. Side gated pathway. Rear close boarded fenced lawned garden with paved patio and herbaceous border. The rear garden abuts a wooded copse and extends for approximately 50' (15.24m).

GARAGE
17'11" x 7'11"
with up and over garage door. Electricity consumer unit and meter. Gas meter. Water tap. 2 Power points.





Directions

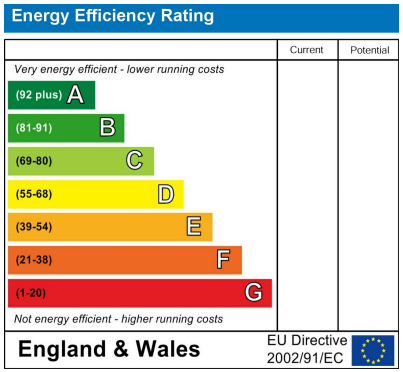
From Carmarthen town centre travel up 'Water Street' past the turnings for 'Glannant Road' and 'Pentrefelin Street.' Continue up 'Fountain Hall Terrace'/'Parc yr Afon' past the left hand turning for 'The Grove' and take the next left hand turning into 'Nant yr Arian.' Travel in to the estate and bear left and the property will be found on your right hand side adjacent to the Public Footpath that leads through the wooded copse to 'Maes yr Ehedydd'/'Maes y Coleg.'

Viewings

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

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