Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

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Est. 1998

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No 57 HAFOD CWNIN, CARMARTHEN SA31 2AT

Offers in the region of £225,000

- SPACIOUS WELL PRESENTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- AMPLE PRIVATE CAR PARKING.
- WALKING DISTANCE CONVENIENCE STORE AT TANERDY PETROL FILLING STAION.
- NO FORWARD CHAIN. FIRST TIME ON THE OPEN MARKET.
- RECENTLY EXTENDED WITH A DOUBLE STOREY EXTENSION.
- GAS C/H (Hive). PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO GLANGWILI HOSPITAL.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

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

A most conveniently situated very well presented 3 BEDROOMED SEMI-DETACHED HOUSE that was substantially extended to the side with a double storey extension in 2026 situated on an established estate of varying types and designs just off 'Bronwydd Road' (regular bus route) within a relatively short walking distance of Glangwili General Hospital, is within walking distance of the convenience store/Post Office at Tanerdy Petrol Filling Station and the property is located within walking distance of 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/A484 and A485 trunk roads.

3 2 1

Council Tax Band: C. 2026/27 = £2,116







CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door and side screen with cat flap to

RECEPTION HALL
with staircase to first floor. Telephone point. Electricity consumer unit. Understairs storage cupboard with electric and gas meters. Mains smoke detector.

BATHROOM
1.98m x 1.65m (6'6" x 5'5")
with ceramic tiled floor. Chrome towel warmer ladder radiator. Fully tiled walls. 3 Piece suite in white comprising WC, wash hand basin with storage drawers beneath and panelled bath with electric shower over and shower screen.

THROUGH LIVING/DINING ROOM
6.65m x 3.1m overall (21'10" x 10'2" overall)
'L' shaped with boarded effect flooring. 2 Radiators. PVCu double glazed picture window to fore with a view towards 'Merlin's Hill'. Hive C/h thermostat control. 8 Power points. Feature fireplace incorporating a coal effect gas fire - NOT SERVICED/CERTIFICATED - NOT WORKING. PVCu double glazed sliding patio door to rear. Door to

UTILITY ROOM
2.59m x 2.01m (8'6" x 6'7")
formerly the kitchen with boarded effect flooring. PVCu double glazed window. Plumbing for washing machine. 6 Power points. Range of fitted base and eye level kitchen units. Door to

FITTED KITCHEN/BREAKFAST ROOM
6.4m x 2.06m (21' x 6'9")
with double aspect. Boarded effect flooring. Radiator. PVCu double glazed window to fore with a view towards 'Merlin's Hill' and beyond. 13 Power points plus fused point. PVCu double glazed double French doors to the rear. Range of fitted base and eye level kitchen units (as new) having soft close doors/drawers incorporating a canopied cooker hood, sink unit and 'Rangemaster Infusion 90' dual fuel cooking range (as new) with splashback. Mains heat alarm.

FIRST FLOOR
painted white panelled doors.

LANDING
with mains smoke alarm. Access to loft space.

DOUBLE BEDROOM 1
6.02m x 2.06m (19'9" x 6'9")
with radiator. Boarded effect flooring. PVCu double glazed window to fore from which a view is enjoyed over Glangwili Hospital towards 'Merlin's Hill' and out over the Tywi valley. 8 Power points. PVCu double glazed window to rear.

BATHROOM
2.62m x 2.41m (8'7" x 7'11")
with boarded effect flooring. Radiator. PVCu double glazed window. Extractor fan. 3 Piece suite in white comprising wash hand basin with storage cupboard beneath, WC and double ended bath tub. Tiled shower enclosure with plumbed-in dual head shower over and shower door. FITTED CUPBOARD housing the Worcester gas fired central heating combi-boiler.

REAR BEDROOM 2
3.58m x 2.41m overall (11'9" x 7'11" overall)
with PVCu double glazed window overlooking the rear garden. Radiator. 2 Power points. FITTED AIRING/LINEN CUPBOARD with radiator and slatted shelving.

FRONT BEDROOM 3
3.02m x 3.91m ext. to 4.9m (9'11" x 12'10" ext. to 16'1")
into recess over the stairwell with boarded effect flooring. Radiator. Telephone point. PVCu double glazed picture window with a view over Glangwili General Hospital towards 'Merlin's Hill' and out over the Tywi river valley. 4 Power points.

EXTERNALLY
Private concreted entrance drive and hardstanding area providing car parking for up to 5 vehicles. Front lawned garden. Side gated pathway. Rear terraced garden.

NOTE
Applicants should note that the property was extended to one side with a double storey extension in 2026 with the benefit of planning and building regulation approval. In addition, a new central heating boiler was provided in 2023 and in 2025/2026 new windows and doors were provided to the front elevation with the electrical wiring being updated in 2025/2026.

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

LOCAL AUTHORITY

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

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 the particulars are FOR ILLUSTRATION PURPOSES ONLY and may depict items, which are not for sale or included in the sale of the property.











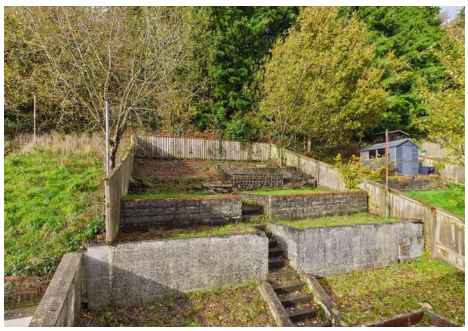












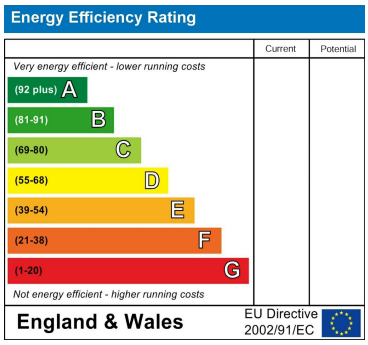


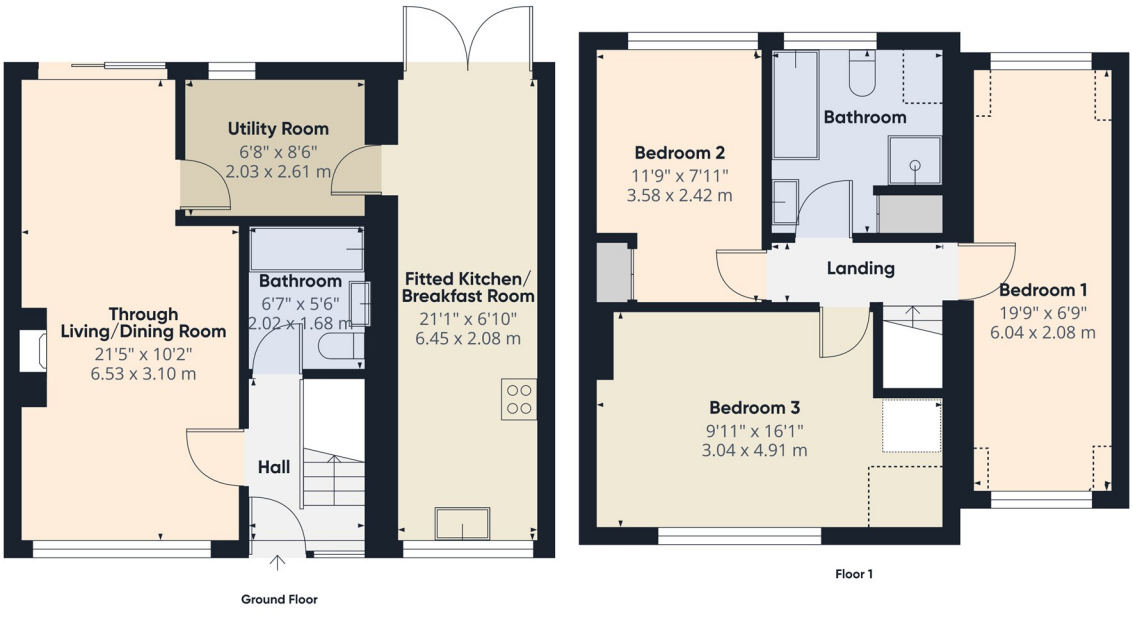


DIRECTIONS

From Carmarthen town centre travel towards Glangwili General Hospital past Tanerdy Petrol Filling Station/Shop and 'Tafarn Tanerdy' to the roundabout and take the first exit for Cardigan/Newcastle Emlyn/Lampeter/Glangwili General Hospital - signposted. Travel a short distance and turn first left just before the bus shelter opposite the NHS Trust Creche and Day Nursery/Medical Education Centre into 'Hafod Cwnin'. Travel up to the 'T' junction and turn right. Continue along 'Hafod Cwnin' towards 'Bronwydd Road' and the property will be found half way along on the left hand side.

VIEWING STRICTLY BY PRIOR APPOINMENT





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