Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk









Eryl, No 64 Lammas Street, Carmarthen, SA31 3AZ

Offers In The Region Of £115,000

- **END TERRACE 'COTTAGE' STYLE HOUSE.**
- **GAS C/H. REAR ACCESS.**
- **CLOSE TO CARMARTHEN PARK.**
- **RENTED OUT FOR THE LAST 18 YEARS.**
- **2 DOUBLE BEDROOMS.**
- **PARTIAL PVCu DOUBLE GLAZING**
- **LEVEL WALK 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**
- **WALKING DISTANCE CENTRE OF JOHNSTOWN, 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'**

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

A most conveniently situated 2 DOUBLE BEDROOMED END OF TERRACE 'COTTAGE' style HOUSE situated at the junction of 'Lammas Street' with 'St. David's Avenue' being located within close proximity of Carmarthen Park, is within a short level 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 a relatively short walking distance of Tesco Superstore.

FIRST TIME ON THE 'OPEN MARKET' SINCE 2000.

NO FORWARD CHAIN.

GAS C/H.

PARTIAL PVCu DOUBLE GLAZING.

PAINTED WHITE PANEL EFFECT INTERNAL DOORS.

TEXTURED AND COVED CEILINGS.

2 1 1 D

Council Tax Band: B







RECEPTION HALL
with staircase to first floor. Radiator. Electricity consumer unit and meter. PVCu entrance door with opaque double glazed lights. C/h thermostat control.

LIVING/DINING ROOM
14'12" x 12'3" overall
'L' shaped with 8 power points. PVCu double glazed window to fore. Radiator. Feature fire surround with built-in floor to ceiling cupboard to one side. Telephone point. Understairs storage cupboard with gas meter.

FITTED KITCHEN/BREAKFAST ROOM
14'8" x 6'5"
with ceramic tiled floor. Part glazed door to rear. Wall mounted 'Worcester' gas fired central heating combi-boiler. Extractor fan. Radiator. Part tiled walls. Plumbing for washing machine. Range of fitted base and eye level pine effect fronted kitchen units incorporating a 1.5 bowl sink unit and cooker hood. Single glazed aluminium window. 6 Power points. Mains heat/Carbon Monoxide detector.

REAR CANOPIED PORCH

FIRST FLOOR

LANDING
with access to loft space. Fitted shelving. Mains smoke alarm.

REAR BEDROOM 1
16'2" x 7'9"
with PVCu double glazed window to side. Radiator. 3 Power points.

SHOWER ROOM
with vinyl floor covering. Fully tiled walls. Built-in cupboard. Opaque double glazed aluminium window. 2 Piece coloured suite comprising pedestal wash hand basin and WC. Tiled shower enclosure with electric shower over - NOT TESTED - and sliding shower door.

FITTED AIRING/LINEN CUPBOARD
with double louvre doors. Slatted shelving. Radiator.

FRONT BEDROOM 2
14'5" in to recess x 8'10"
overall 'L' shaped with 4 power points. PVCu double glazed window. Radiator.

EXTERNALLY
From the rear Canopied Porch steps lead up to a side/rear gated path that gives access to 'St. David's Avenue'. OUTSIDE LIGHT and WATER TAP.

BUILT-IN STORE CUPBOARD OFF
with 2 power points

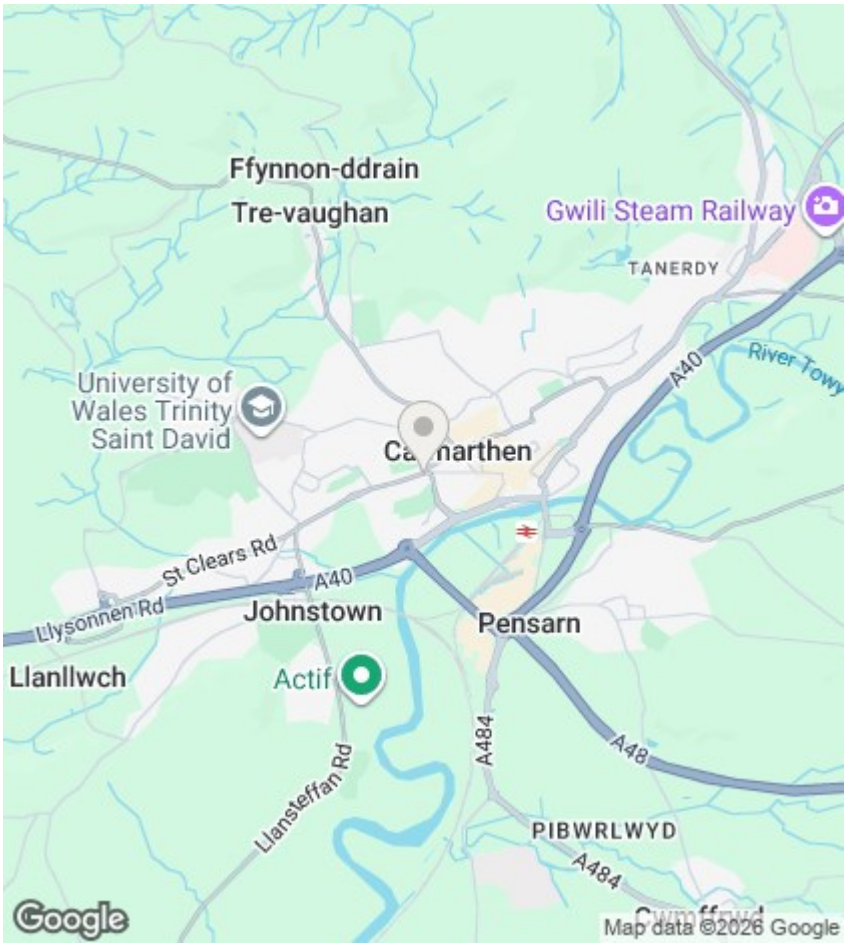
ENERGY PERFORMANCE CERTIFICATE
ENERGY EFFICIENCY RATING: - D (59)
The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 8071-6627-5930-0600-1922

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

COUNCIL TAX: –
BAND B 2026/27 = £ 938.43p. Oral enquiry only.

LOCAL AUTHORITY
Carmarthenshire County Council, County Hall, Carmarthen

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 PUPOSES ONLY and may depict items, which are not for sale or included in the sale of the property.



Directions

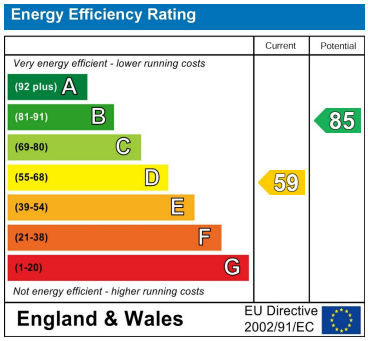
The property is located just off the roundabout at the top of 'Lammas Street' on the junction with 'Lammas Steet,' 'St. David's Avenue' and St. Catherine's Street.'

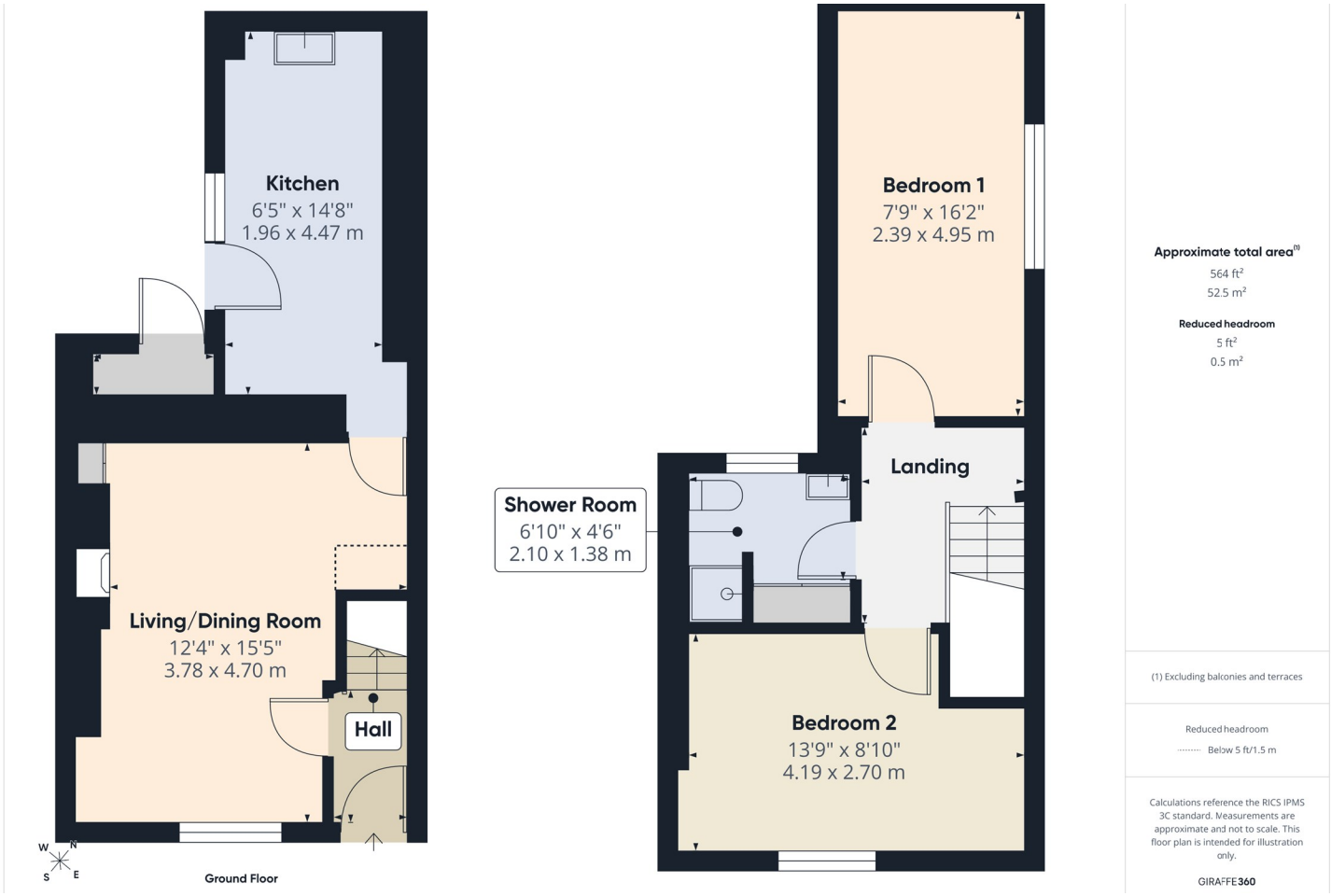
Viewings

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

EPC Rating:

D





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