Sales & Lettings of Residential, Rural & Commercial Properties

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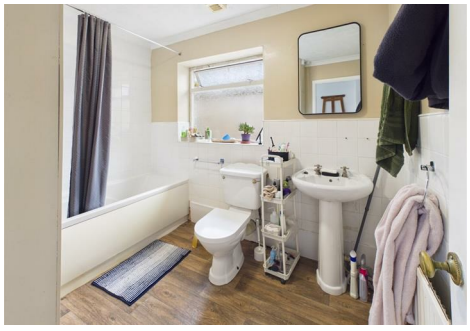
Est. 1998

www.geraldvaughan.co.uk









No 12 Picton Place, Carmarthen, SA31 3BZ

Offers In The Region Of £159,950

- SPACIOUS END TERRACED COTTAGE.
- GAS C/H. PART DOUBLE GLAZED.
- PARTIALLY RE-ROOFED AND MODERNISED IN 2026.
- CLOSE TO THE RECREATIONAL GROUND. FRONTING NO THROUGH ROAD.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- DECEPTIVELY LARGE. 3 BEDROOMS.
- ON STREET PARKING. REAR GARDEN.
- CLOSE TO THE NEW MODEL PRIMARY SCHOOL.
- WALKING DISTANCE 'UWTSD', 'S4C' AND CENTRE OF JOHNSTOWN.

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

A most conveniently situated 3 BEDROOMED single fronted END OF TERRACE COTTAGE RESIDENCE that has been substantially extended at the rear with a double storey extension affording deceptively large accommodation being located fronting on to a 'no through' road in a sought after residential area within walking distance of the recreational ground on 'Picton Place', New Model Primary School, 'UWTSD', 'Canolfan S4C yr Egin', 'Parc Dewi Sant', centre of Johnstown and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 1 1 E

Council Tax Band: C







VESTIBULE ENTRANCE HALL
with ceramic tiled floor having a Matwell. Electricity consumer unit. PVCu part opaque double glazed entrance door. Opaque glazed door to

LIVING/DINING ROOM
5.92m x 3.68m overall (19'5" x 12'1" overall)
with staircase to first floor. Boarded effect flooring. Radiator. Telephone point. 5 Power points. PVCu double glazed window to fore with fitted cupboard beneath. Feature re-constituted stone fireplace. Opaque glazed door to.

UTILITY ROOM
3.18m x 2.69m (10'5" x 8'10")
with 2 power points. Boarded effect flooring. PVCu opaque double glazed door to outside. Radiator. Wall mounted gas fired central heating boiler. Archway to

FITTED KITCHEN/BREAKFAST ROOM
3.99m x 3.2m (13'1" x 10'6")
with ceramic tiled floor. Plumbing for washing machine. Extractor fan. Double aspect. PVCu double glazed window to side. 1.5 Bowl sink unit with tiled splashback. 7 Power points plus fused points.

FIRST FLOOR -
painted white moulded panel effect doors.

LANDING
with staircase to attic bedroom 3. Single glazed window to the stairwell.

FRONT BEDROOM 1
4.95m x 4.06m overall (16'3" x 13'4" overall)
with 7 power points. 2 PVCu double glazed windows. Radiator.

REAR LANDING
2.77m in length (9'1" in length)
with 1 power point. Opaque single glazed window.

BATHROOM
2.74m x 2.06m overall (9' x 6'9" overall)
with boarded effect vinyl floor covering. Opaque single glazed window. Extractor fan. Radiator. Part tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, W.C. and panelled bath with shower attachment, curtain and rail. BUILT-IN LINEN CUPBOARD with radiator and double louvre doors.

REAR BEDROOM 2
3.91m x 3.05m 1.52m (12'10" x 10' 5")
with 4 power points. PVCu double glazed window. Radiator.

SECOND FLOOR

LANDING
with single glazed window to the stairwell.

ATTIC BEDROOM 3
3.15m x 3m (10'4" x 9'10")
with boarded pine door to the landing. Access to eaves storage off. Sloping beamed ceiling with double glazed Velux window. Radiator. 4 Power points.

EXTERNALLY
Un-restricted on street parking available immediately to fore. Rear walled garden with paved terrace that abuts St. Mary's Catholic School grounds.

ENERGY PERFORMANCE CERTIFICATE
ENERGY EFFICIENCY RATING: - E (48).
The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 0155-2806-7025-9193-8161

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

COUNCIL TAX
BAND C 2026/27 = £2,116.00p Oral enquiry only.

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.

















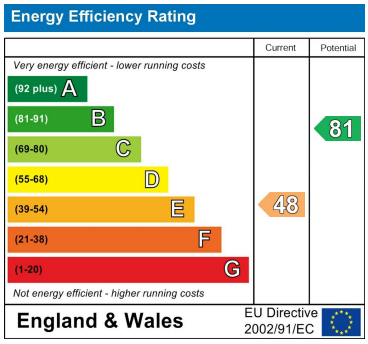


DIRECTIONS

From Carmarthen town centre travel up 'Lammas Street'/'Picton Terrace' and turn right opposite 'The Barracks' in to 'Picton Place'. Continue past The Recreational Ground and left hand turning for 'Penbryn Avenue'/'Steele Avenue' and the property will be found a little further along on your right hand side.

VIEWING

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





Approximate total area(1)

983 ft²

91.2 m²

Reduced headroom

25 ft²

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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