

*Spacious Property on the edge of Carmarthen Town. Popular Location and Offering good sized accommodation. Well Presented with a Parking Space. Gas Central Heating and Double Glazed, Excellent First Time Purchase.*



47 Trevaughan, Carmarthen. SA31 3QL.

£145,000

R/5031/NT

Ideal First time purchase. A spacious well presented property on the edge of Carmarthen Town and close to the fire brigade headquarters. Double fronted and attractive shuttered windows to give a cottage style curb appeal. Offering light and roomy accommodation and having double glazing, gas central heating and private parking space. The views to front give it a country feel but walking distance to Carmarthen Town Centre and conveniently situated for Fire Brigade Headquarters.



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## Location

Situated in Trevaughan village on the edge of Carmarthen Town. Town offers excellent shopping facilities with National and Traditional Retailers including market, Lyric Theatre and cinema, lovely eateries, junior and secondary schools, University and County Council. Trevaughan is also the home of Fire Brigade Headquarters.

## Reception Hallway

With cloak hooks. Staircase and doors to.



## Living Room

5.41m x 3.43m (17' 9" x 11' 3")

Double Aspect Double glazed picture window to fore with a rural view. Radiator. Feature fireplace.



## Kitchen / Dining Room

5.89m x 3.2m (19' 4" x 10' 6")

Dining Room  
3.22m x 2.99m (10' 7" x 9' 10")  
Double glazed picture window to fore with a rural view. Radiator. Opening to



## Kitchen

3.2m x 2.74m (10' 6" x 9' 0")

Porcelain tiled floor. Localized wall tiles. Plumbing for washing machine. PVCu double glazed window to rear. Range of fitted base and eye level kitchen units

incorporating a 1 1/2 bowl sink unit, electric oven, hob, canopied cooker hood, glazed display units and wine rack. PVCu part opaque double glazed door to



### Rear Entrance Porch

2.28m x 0.74m (7' 6" x 2' 5")

Porcelain tiled floor. Double glazed window to side. PVCu part double glazed door to rear. Polycarbonate roof.

### Landing

Opaque double glazed window

### Bedroom 1

4.39m x 2.57m (14' 5" x 8' 5")

Window to front elevation where you have a lovely rural aspect, radiator and fitted wardrobe with mirrored sliding doors



### Bedroom 2

3.25m x 3.19m (10' 8" x 10' 6")

Window to front with views and radiator.





### Bedroom 3

2.53m x 3.22m (8' 4" x 10' 7")

Window to rear and radiator.



### Bathroom

Panelled bath with shower over and screen, WC and wash hand basin set on a vanity unit and tiled splashback, part tiled walls, heated towel rail and window to rear with opaque glass.

Airing cupboard which houses the Gas combi Boiler.



### Externally

Private parking space located next to Number 51 and

there is also on street parking to the front .

Gated side access leads to an enclosed and secluded rear courtyard



### Services

## **Council Tax Band**

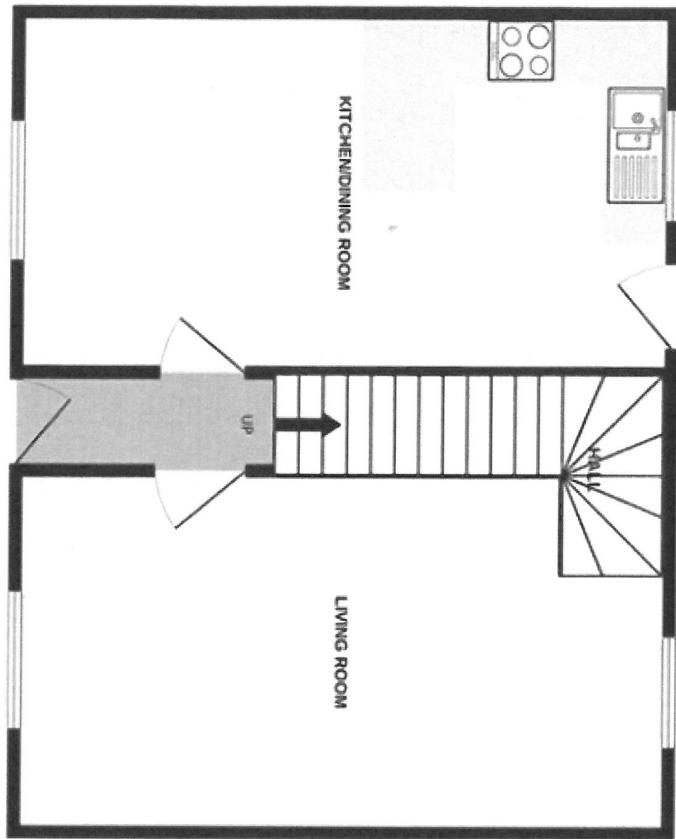
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

## **MONEY LAUNDERING REGULATIONS**

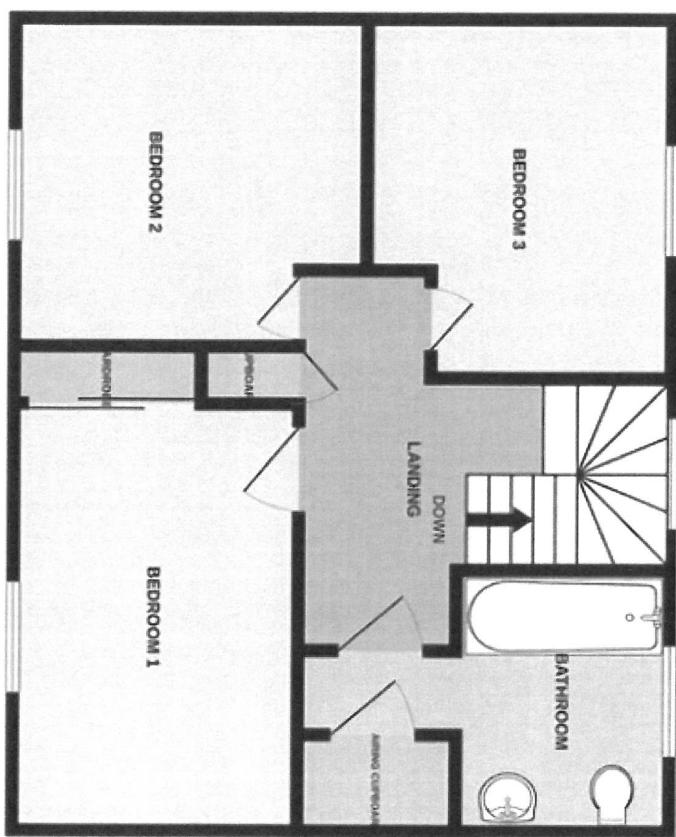
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



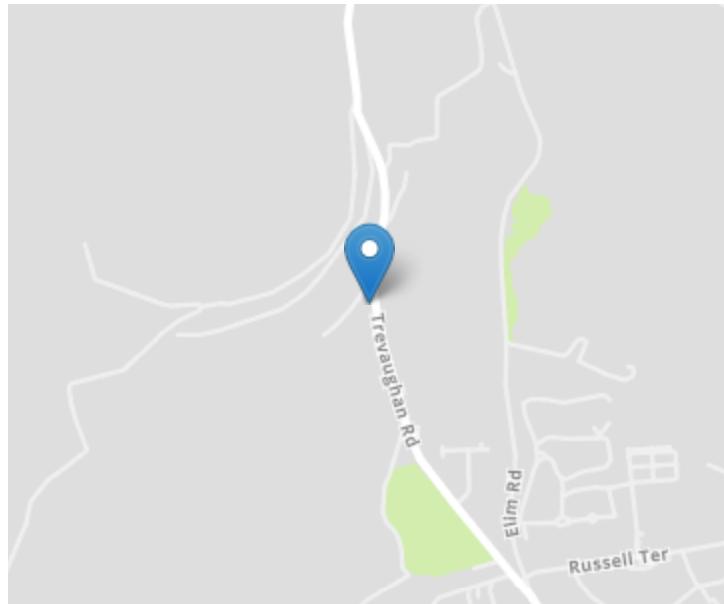
TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## MATERIAL INFORMATION

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<b>Parking Types:</b> None.	<b>EPC Rating:</b> D (58)
<b>Heating Sources:</b> Gas.	Has the property been flooded in last 5 years? No
<b>Electricity Supply:</b> Mains Supply.	<b>Flooding Sources:</b>
<b>Water Supply:</b> Mains Supply.	Any flood defences at the property? No
<b>Sewerage:</b> Mains Supply.	Any risk of coastal erosion? No
<b>Broadband Connection Types:</b> None.	Is the property listed? No
<b>Accessibility Types:</b> None.	Are there any restrictions associated with the property? No
	Any easements, servitudes, or wayleaves? No
	The existence of any public or private right of way? No



		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		79
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Directions

Directions : From the office turn right into Water Street. Carry on and straight on at the traffic lights. Travel a mile enter the village of Trevaughan and the property will be found on the left hand side after a short distance.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
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