

# Terry Thomas & Co

---

ESTATE AGENTS



## 13, Trevaughan Carmarthen SA31 3QL

Trevaughan's location is particularly appealing, as it is just a stone's throw from the bustling town centre of Carmarthen. Residents will find a variety of local shops, schools, and parks within easy reach, making it an ideal spot for families and individuals alike. The community is friendly and welcoming, adding to the overall charm of the area. As you enter this delightful terraced house, you will immediately appreciate the well-planned layout that optimises the living space. The two bedrooms are a nice size, allowing for ample natural light to flow through, creating a serene environment perfect for relaxation. The kitchen, is well-equipped and offers a practical area for meal preparation. An added bonus of an 80ft long South West facing lawned garden making this property very appealing whether you are a first-time buyer or seeking a cosy retreat, this terraced house offers a wonderful opportunity to enjoy comfortable living in a desirable location.

**Offers in the region of £138,500**

# 13 Trevaughan

Carmarthen SA31 3QL



## Entrance

Attractive Mid terrace house having unrestricted on street parking to fore, front forecourt with dwarfed wall having cast iron railings over and a cast iron gated through access which lead up to the uPVC double glazed entrance door, leading to a vestibule hall. Vestibule hall flows through to the open plan kitchen/dining/family room.

**Open plan kitchen/dining/family room**  
17'6" max x 11'8" (5.35m max x 3.57m)  
Lounge area having two double panel radiator, uPVC double glazed window to fore, wood grain effect flooring.  
Kitchen area having range of modern fitted base and eye level units with light grey coloured matt finish door and drawer fronts and a Corian effect worksurface over the base unit incorporating a composite sink with mixer tap fitment, 4 ring halogen hob with a contemporary style wall mounted extractor fan over, fan assisted oven grill, breakfast bar area, pelmet lighting, fully integrated fridge,

brick effect tiled walls between the base and eye level units, uPVC double glazed window to rear, Led downlighting, staircase leading to first floor, open way through to a utility room.

## Utility room

9'4" max x 4'4" (2.85m max x 1.34m)  
Panel radiator with grill thermostatically controlled, uPVC double glazed window to side, worksurface area with Corian effect, plumbing for washing machine, space for tumble drier, Worcester wall mounted mains gas fired combination boiler which serves the central heating and heats the domestic hot water. Wood grain effect flooring and a uPVC double glazed door which leads out to the rear garden. Door through to

## Shower Room

Door through to shower room which has a shower cubicle with a chrome mixer shower fitment, wash hand basin with vanity cupboard under and a close coupled economy flush WC, floor to ceiling brick

brick effect tiled walls throughout and uPVC double glazed window to side.

## First floor

First floor landing area access to loft space.

## Front bedroom 1 'L' shaped

max 12'1" narrowing 5'10" x 9'3" (max 3.69m narrowing 1.79m x 2.83m )  
uPVC double glazed window to fore, double panel radiator thermostatically controlled.

## Rear bedroom 2

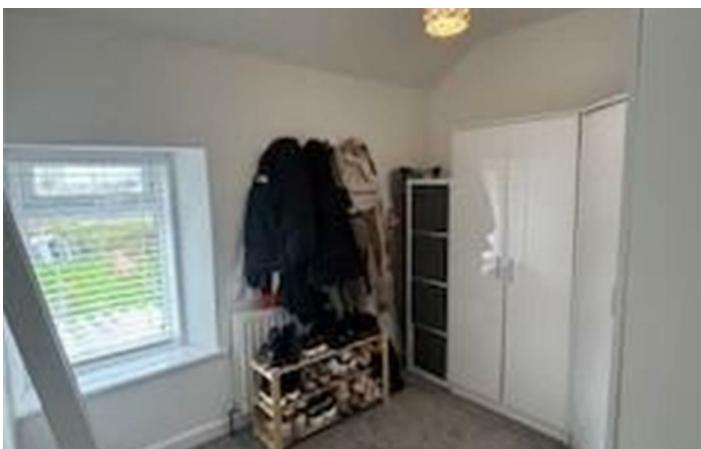
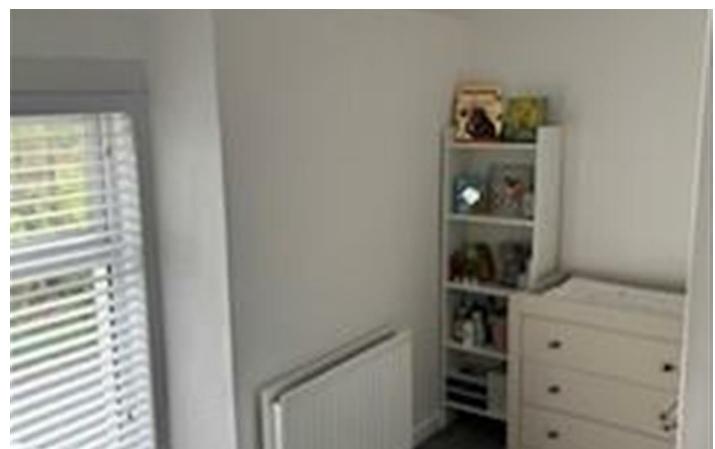
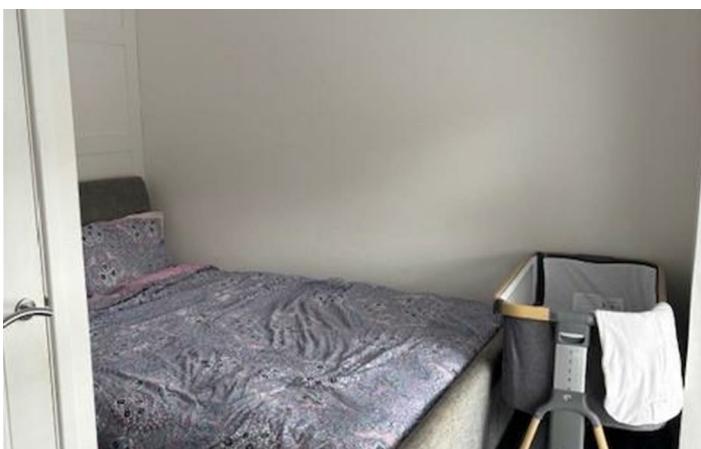
9'0" x 8'10" max into passage (2.76m x 2.71m max into passage )  
uPVC double glazed window to rear, double panel radiator thermostatically controlled and a built-in single wardrobe.

## Externally

Rear concreted patio area which in turn leads on to a generous sized approx. 80ft length South West facing lawned garden.

Access to a cellar area which has a restricted ceiling height, situated just below the kitchen area.





## Floor Plan



**Type:** House - Terraced

**Tenure:** Freehold

**Council Tax Band:** B

**Services:** Mains Electric, Water, Drainage and Gas.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	