

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **SPACIOUS LIGHT AND AIRY DETACHED BUNGALOW.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **SUNNY SOUTH FACING REAR GARDEN.**
- **WALKING DISTANCE 'TANDERDY PETROL FILLING STATION AND CONVENIENCE STORE'.**
- **SOUGHT AFTER AREA. TRADITIONALLY BUILT.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **LEVEL WALKING DISTANCE 'GLANGWILI HOSPITAL'.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**Anheddfa, No 4 Brynderwen
Abergwili Road,
Carmarthen SA31 2HF**

£410,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

*An attractive modern most conveniently situated **very well presented** traditionally built (circa. 1984) **3 BEDROOMED/2 RECEPTIONED ROOMED DETACHED BUNGALOW RESIDENCE** that has been **modernised and updated since 2021** being located in a **much sought after residential area** towards the beginning of a small cul-de-sac of various types and designs and situated within a **level walking distance** of the Ambulance Station, 'Glangwili General Hospital', 'Tanerdy Petrol Filling Station' and Convenience Store and 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.*

Applicants maybe interested to note that the ceilings to the Kitchen and Utility Room and the external rendering was re-plastered and chimney re-built in 2018, the ceilings to the Living/Dining Room and Bedroom 2 were also renewed along with a new central heating system, new pipework, upgraded electrical works and new carpets in 2024.

GAS C/H with thermostatically controlled radiators (New boiler 2024). **NO FORWARD CHAIN.**

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.

PLASTIC FASCIA AND SOFFIT. THE FITTED CARPETS ARE INCLUDED.



RECESSED ENTRANCE PORCH with terrazzo tiled floor. PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL 5' 4" (1.62m) wide with radiator. Smoke alarm.

FRONT BEDROOM 1 10' 11" x 8' 2" (3.32m x 2.49m) plus built-in wardrobe. PVCu double glazed window. 2 Power points. Radiator.

FRONT BEDROOM 2 17' 2" x 10' 7" (5.23m x 3.22m) with radiator. PVCu double glazed window. 3 Power points.

INNER HALL 17' 7" x 5' 6" (5.36m x 1.68m) overall with radiator. Telephone point. 2 Power points. Smoke alarm. C/h thermostat and timer control.

FRONT BEDROOM 3 9' 11" x 10' 10" ext. to 13' 2" (3.02m x 3.3m ext. to 4.01m) with PVCu double glazed window. Radiator. 3 Power points.

BATHROOM 8' 11" x 7' 9" (2.72m x 2.36m) overall with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, wash hand basin with fitted storage cupboards beneath and panelled bath. Chrome towel warmer ladder radiator. Tiled double shower enclosure with plumbed-in shower over, fitted seat and shower door.

BUILT-IN CLOAKS CUPBOARD OFF

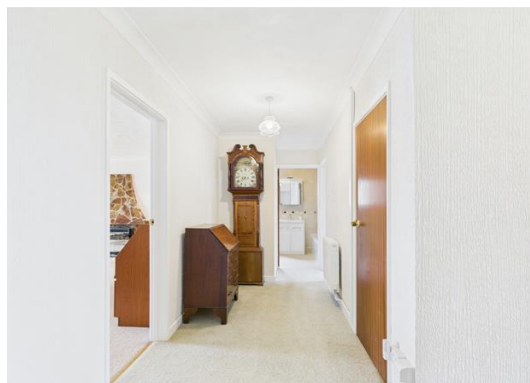
LOUNGE 16' 9" x 16' 7" (5.1m x 5.05m) with feature fireplace incorporating a fitted gas fire. 2 Radiators. 4 Power points. Aluminium sliding double glazed door to

PVCu DOUBLE GLAZED CONSERVATORY 14' 9" x 6' 2" (4.49m x 1.88m) with patterned tiled floor. Polycarbonate roof. Sliding double glazed door to outside.

LIVING/DINING ROOM 19' 9" x 12' 6" (6.02m x 3.81m) with 2 radiators. Composite marble effect fireplace incorporating a coal effect gas fire. PVCu double glazed picture window overlooking the rear garden. 6 Power points.

FITTED KITCHEN/BREAKFAST ROOM 12' 3" x 11' 9" (3.73m x 3.58m) with ceramic tiled floor. Radiator. Part tiled walls. PVCu double glazed window overlooking the rear garden. TV point. 8 Power points plus fused points. Range of fitted base and eye level pine fronted kitchen units incorporating a 1.5 sink unit, double oven, ceramic hob, integrated dishwasher and canopied cooker hood. Doors to the Utility Room and

SIDE ENTRANCE VESTIBULE with ceramic tiled floor. PVCu double glazed window. PVCu part double glazed door to outside.



UTILITY ROOM 9' 9" x 8' 10" (2.97m x 2.69m) overall 'L' shaped with plumbing for washing machine. Ceramic tiled floor. Part tiled walls. PVCu double glazed window. Chrome towel warmer ladder radiator. 4 Power points. Access via a retractable loft ladder to a partly boarded attic space with electric light and good head room. Door to the Integral Garage.

BUILT-IN CUPBOARD OFF with double louvre doors.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Radiator.

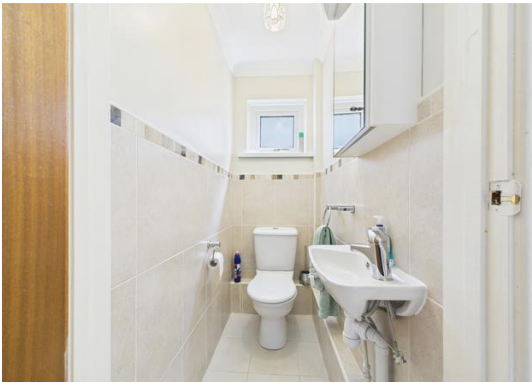
SEPARATE WC with ceramic tiled floor. PVCu opaque double glazed window. Half tiled walls. 2 Piece suite in white comprising wash hand basin and WC.

EXTERNALLY

Pillared tarmacadamed entrance drive that leads to the Garage and which provides hardstanding for up to two vehicles. Front walled lawned garden with herbaceous borders. Paved pathway to one side with to the other side a **7' 2" (2.18m) wide** pathway that leads to the Side Entrance Hall. Sunny south facing rear lawned garden with paved sun terrace. **OUTSIDE LIGHT AND WATER TAP.**

INTEGRAL GARAGE 18' 5" x 9' 11" (5.61m x 3.02m) with electronically operated 'Teckentrup' up-and-over garage door. PVCu opaque double glazed window. 4 Power points. 'Worcester' gas fired central heating combi boiler.







DIRECTIONS: - From **Carmarthen town centre** the property may be located by travelling **along 'Priory Street'** past the '**Amphitheatre**' continuing along '**Abbey Mead**', **past** the right hand turning for '**All Trade Supplies**' Builders Merchants and '**M Plant Hire Ltd**'. Continue **past 'Tanerdy Petrol Filling Station'** and **Convenience Store** to the **roundabout**. Take the **second exit** towards **Abergwili/Ambulance Station** and **turn first right** in to '**Brynderwen**' and **No 4** is the **second property on the right hand side**.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0020-9054-0174-1108-1583.

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

COUNCIL TAX: – BAND F 2025/26 = £3,270.32p. **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 these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

15.05.2025 - REF: 7043