

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- MODERN DETACHED HOUSE.
- 4 BEDROOMS. CONSERVATORY. 2 WC's.
- VERY WELL PRESENTED ACCOMMODATION.
- WALKING DISTANCE LOCAL SHOP.
- WALKING DISTANCE PRIMARY SCHOOL.
- ON SMALL CUL-DE-SAC.
- GAS C/H. DOUBLE GLAZED WINDOWS.
- VIEWS TO REAR OVER CARMARTHEN TOWN AND BEYOND.
- 1 MILE CARMARTHEN TOWN CENTRE.

**No 1 Primrose Hill,  
Mount Pleasant, Llangunnor,  
Carmarthen SA31 2LD**

**£325,000** OIRO  
FREEHOLD

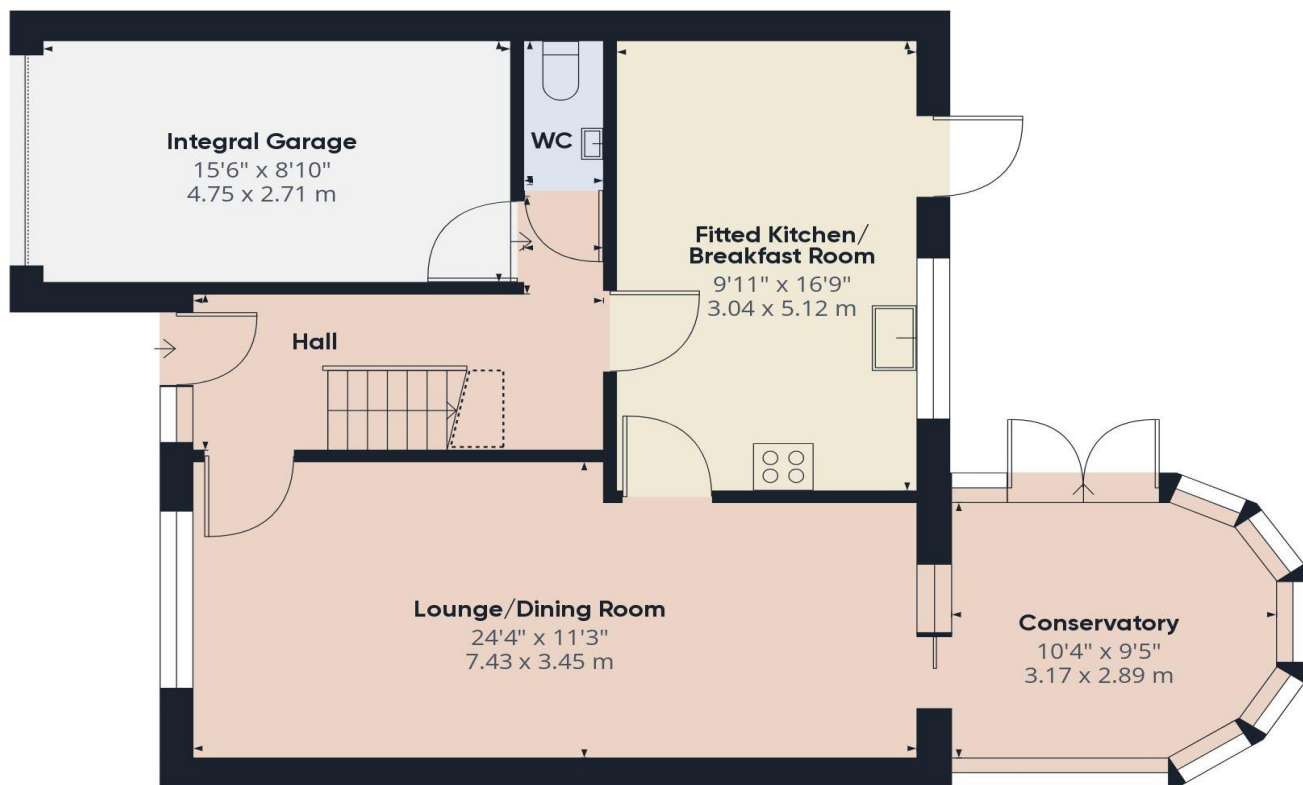
Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

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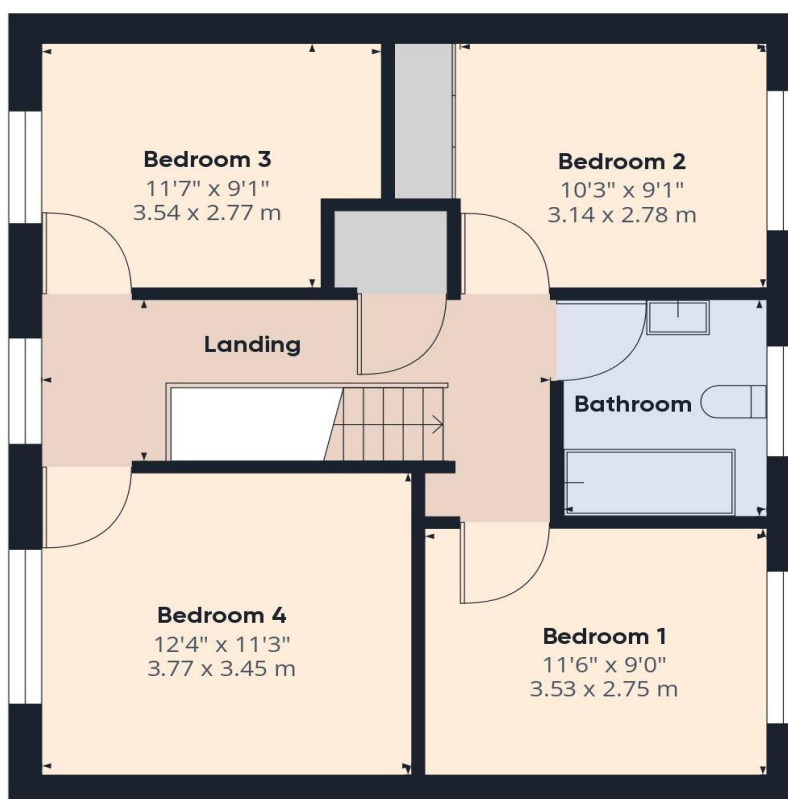
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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.





Ground Floor



Floor 1

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2061-2219-7070-1998-2021.



*A most conveniently situated very well presented traditionally built (1990/91) **4 BEDROOMED DETACHED FAMILY RESIDENCE** having an attractive part brick facade situated at the beginning of a **small cul-de-sac** off 'Babell Hill' just off a regular bus route within **walking distance** of the local shop (Brynmeurig Stores), is within **walking distance** via the footpath through 'Tregynwr' to **Llangunnor Primary School** on 'Penymorfa Lane' (**half mile by car**), is within **walking distance** of 'Morrisons' Supermarket and the businesses and shops at Pensarn, is within **0.75 of a mile of Carmarthen Railway Station**, is within **1 mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is located within **1.7 miles of Dyfed Powys Police Headquarters**. The property enjoying **ease of access** to the A40, A48 trunk roads and 'Glangwili' General Hospital that is **2.5 miles distant**.*

**IN THE SAME OWNERSHIP SINCE BUILT. DOUBLE GLAZED WINDOWS.**

**GAS C/H** (new boiler 2018) with thermostatically controlled radiators. **TEXTURED AND COVED CEILINGS.**

**THE VENETIAN BLINDS AND FITTED CARPETS ARE INCLUDED.**

**VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER THE LOWER TOWY VALLEY AND CARMARTHEN TOWN TOWARDS 'UWTSO', GLANGWILI HOSPITAL AND PENIEL IN THE DISTANCE.**

**CANOPIED/PILLARED ENTRANCE PORCH** with opaque glazed 'Portcullis' entrance door with a double glazed side screen to

**RECEPTION HALL** 13' 11" x 5' 10" (4.24m x 1.78m) overall with understairs storage area. Radiator. Telephone point. 1 Power point. Staircase to first floor.

**THROUGH LOUNGE/DINING ROOM** 24' 5" x 11' 4" (7.44m x 3.45m) overall slightly 'L' shaped with 2 radiators. 6 Power points. Feature fireplace incorporating a coal effect gas fire on solid marble hearth. Double glazed window to fore. TV point. Sliding double glazed patio door to

**PVCU DOUBLE GLAZED CONSERVATORY** 10' 5" x 9' 7" (3.17m x 2.92m) overall with 4 power points. 2 Uplighter wall light fittings. PVCu double glazed double French doors to and overlooking the paved patio and from which a view is enjoyed.

**FITTED KITCHEN/DINING ROOM** 16' 10" x 10' (5.13m x 3.05m) with slate effect 'Amtico' vinyl tiled floor. Radiator. 11 Power points plus fused point. Part tiled walls. Double glazed window overlooking the patio that enjoys a view towards Carmarthen towards 'Penlan Ystrad' beyond. Plumbing for washing machine and dishwasher. Range of fitted base and eye level kitchen units incorporating a sink unit, cooker hood and glazed display unit. Part double glazed door to rear. Doors to the Hall and Lounge/Dining room.

**INNER HALL** with C/h thermostat control. Doors to the integral garage and

**SEPARATE WC** with extractor fan. Fully tiled walls. Tile effect vinyl floor covering. 2 Piece suite in white comprising wash hand basin and WC.



## **FIRST FLOOR** - 8' 1" (2.46m) ceiling heights

**LANDING** with access to partly boarded attic space via a retractable loft ladder. Double glazed window to fore. Shelved alcove.

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

**REAR BEDROOM 1** 11' 8" x 9' 1" (3.55m x 2.77m) with 4 power points. Radiator. Double glazed window with a **view** over the lower Towy Valley, Carmarthen town towards 'UWTSD' and towards 'Glangwili' Hospital and beyond.

**FAMILY BATHROOM** 7' 11" x 7' 1" (2.41m x 2.16m) with vinyl tile effect flooring. Fully tiled walls. Opaque double glazed window. Extractor fan. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed-in shower over and shower screen.

**REAR BEDROOM 2** 10' 4" x 9' 1" (3.15m x 2.77m) plus fitted floor to ceiling wardrobes to recess. Telephone point. Fitted desk unit and storage cupboards. 4 Power points. Radiator. Double glazed window with a **view** over the lower Towy Valley, Carmarthen town towards 'UWTSD' and towards 'Glangwili' Hospital and beyond.

**FRONT BEDROOM 3** 11' 8" x 9' 1" (3.55m x 2.77m) into **recess** suitable for the *provision of fitted wardrobes*. Radiator. Double glazed window. 4 Power points.

**FRONT BEDROOM 4** 12' 4" x 11' 5" (3.76m x 3.48m) with radiator. Double glazed window. 4 Power points.

## **EXTERNALLY**

Tarmacadamed entrance drive providing private car parking that leads to the garage. Pathways to either side. Rear walled paved patio with beyond a sloping enclosed lawned garden with ornamental trees/shrubs. Decoratively stoned area. **OUTSIDE LIGHT** and **WATER TAP**. **From the rear garden views are enjoyed over Carmarthen town and beyond.** **GARDEN STORE SHED**

**INTEGRAL GARAGE** 15' 8" x 8' 11" (4.77m x 2.72m) with up-and-over garage door. 2 Power points. Wall mounted gas fired central heating boiler (2018).















**DIRECTIONS:** - From the **town centre** travel over **Towy bridge** and **straight across the roundabout** **passing 'ATS' and The Royal Mail Sorting Office.** Continue **under 'Pont Pensarn'** and up **'Babell Hill'** and as you reach the **top of 'Babell Hill'** **turn first left** into **'Primrose Hill'** **opposite** the right hand turning for 'Brithdir' and the property is the **third on the left hand side.**

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

**COUNCIL TAX:** – BAND E 2024/25 = £2,407.54p. *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

18.11.2023 - REF: 6715