

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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- **FIRST TIME ON THE MARKET SINCE 1985. NO FORWARD CHAIN.**
- **WELL PRESENTED SEMI-DETACHED HOUSE WITH VIEWS.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **FRONT AND REAR GARDENS.**
- **AMIDST GWENDRAETH FACH RIVER VALLEY.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **CAVITY WALL INSULATION.**
- **4 MILES PONTYBEREM.**
- **5 MILES CARMARTHEN.**

**No 1 Maes y Berllan
Llangyndeyrn
Kidwelly SA17 5BL**

£149,950 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.



A conveniently situated well presented traditionally built (1952) **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** situated set slightly back off and above a Class III Council maintained road on the periphery of the rural village community of Llangyndeyrn that offers a **Public House, Park/Recreational Ground, Community Hall and 'Ysgol y Fro' Federated Primary School** and which in turn is located amidst the beautiful Gwendraeth Fach river valley on the B4306 'Carmarthen to Pontyberem Road' some **4 miles of the local facilities and services at Pontyberem** and approximately **5 miles south east** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The village is located on a **regular bus route** and enjoys **ease of access** to Ffos Las Racecourse, Llanelli town centre (12 miles), the Business Park at Cross Hands and the A48 dual carriageway.

FIRST TIME ON THE MARKET SINCE 1985. NO FORWARD CHAIN.

OIL C/H with some radiators thermostatically controlled - new system installed in 2011 - **the boiler is regularly serviced.**

PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION (2008).

PLASTIC FASCIA AND SOFFIT. THE FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE PROPERTY.

ENTRANCE PORCH 13' 5" x 6' 9" (4.09m x 2.06m) overall with PVCu entrance door and side screen with stained glass/leaded effect lights to

RECEPTION HALL 13' 5" x 6' 9" (4.09m x 2.06m) overall with staircase to first floor. Telephone point. Cloak hook. 1 Power point. Understairs storage cupboard. C/h thermostat control.

SITTING ROOM 11' 7" x 9' 4" (3.53m x 2.84m) overall with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points. Feature tiled fireplace.

LIVING/DINING ROOM 15' 6" x 11' 7" (4.72m x 3.53m) overall with dado rail. C/h timer control. Radiator. PVCu double glazed window overlooking the rear garden. Feature fireplace with coal effect electric fire. 2 Power points.

FITTED KITCHEN 11' 5" x 6' 9" (3.48m x 2.06m) with tile effect vinyl floor covering. Part tiled walls. 2 PVCu double glazed windows to fore with a view. Plumbing for washing machine. Electricity consumer unit. 'Hotpoint' electric cooker. 'Beko' washing machine. 'Hotpoint' fridge. 6 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit and canopied cooker hood. PVCu double glazed door to



Ground Floor



Floor 1

PVCu SIDE ENTRANCE PORCH (LATE 1990'S) 7' 2" x 4' 8" (2.18m x 1.42m) with ceramic tiled floor. Half double glazed. PVCu part double glazed door to outside. 2 Power points. Wall light.

FIRST FLOOR

LANDING 1 Power point. PVCu double glazed window to fore with a view. Access to loft space.

BATHROOM 6' 10" x 6' 4" (2.08m x 1.93m) with radiator. Fully tiled walls. Wall mounted electric fan heater. PVCu opaque double glazed window. 3 Piece suite in pampas comprising panelled bath, pedestal wash hand basin and WC. Radiator.

REAR BEDROOM 1 11' 7" x 10' 3" (3.53m x 3.12m) overall 'L' shaped with radiator. 1 Power point. PVCu double glazed window with a view towards Crwbin. Fitted floor to ceiling **AIRING/LINEN CUPBOARD** with slatted shelving and a radiator.

REAR BEDROOM 2 12' 4" x 10' 7" (3.76m x 3.22m) with feature tiled fireplace with fitted floor to ceiling cupboard to one side. Radiator. PVCu double glazed window with a view towards Crwbin. 1 Power point.

FRONT BEDROOM 3 9' 10" x 7' 10" (2.99m x 2.39m) with fitted cupboard. Radiator. 1 Power point. PVCu double glazed window with a view.

EXTERNALLY

Unrestricted on-street parking available to fore. Lawned front garden. Side concreted pathway with raised herbaceous border that leads to an enclosed close boarded fenced rear lawned garden. **OIL STORAGE TANK. GREENHOUSE. 'Worcester External' oil fired central heating boiler.**

OUTSIDE WC with water tap.

FORMER FUEL STORE open fronted

STORE SHED with 2 power points.

LEAN-TO STORE SHED of C.I. construction. Concreted floor.







GENERAL VIEWS OF VILLAGE HALL, CHILDRENS PLAYGROUND AND PARK



DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** travelling **through** Cwmffrwd and on leaving the village **bear left on to the B4309 Pontyates Road**. Travel for **approximately half a mile** and **turn first left** onto the **B4306 Llangydeyrn/Pontyberem road - signposted**. Continue along this road for **approximately 2 miles** to the **village of Llangydeyrn** and upon entering the village **turn right** in the **centre of the village just after** the village hall. Travel **past** the **Farmers Arms Public House** and 'Maes y Berllan' will be found on the **left hand side** with **No.1** being found **just before** the turning into 'Maes y Berllan' estate **opposite** the modern individually built properties.

ENERGY EFFICIENCY RATING: - D (59).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0919-5074-4102-0191-0106.

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

COUNCIL TAX: – BAND C 2024/25 = £1,770.64p. *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

01.11.2024 - REF: 6945