



- 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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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.

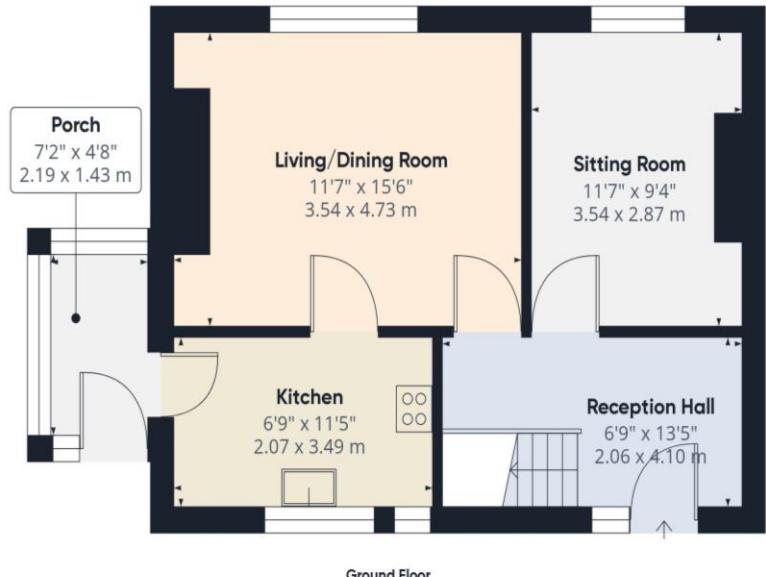
ENTRANCE PORCH 13' 5" x 6' 9" (4.09m x 2.06m) overall with PVCu entrance door and side screen with stained glass/leaded effect lights to

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 Llangyndeyrn/Pontyberem road** - **signposted**. Continue along this road for **approximately 2 miles** to the **village of Llangyndeyrn** 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