

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **IMPOSING PERIOD RESIDENCE SET IN APPROXIMATELY 0.75 OF AN ACRE.**
- **SET WELL BACK OFF AND ABOVE THE ROAD.**
- **SUNNY SOUTH FACING POSITION WITH VIEWS.**
- **EASE OF ACCESS TO THE CARMARTHEN WESTERN BY-PASS, 'UWTSD' AND 'S4C'.**
- **ATTRACTIVE PART BRICK ELEVATIONS.**
- **5 BEDROOMS. 3 LIVING ROOMS.**
- **3 BATHROOMS/WC's.**
- **VERY WELL INSULATED ENERGY EFFICIENT HOME.**
- **2 MILES CARMARTHEN TOWN CENTRE.**

Red Court
Llysonnen Road
Carmarthen SA33 5DR

£459,950 OIRO
FREEHOLD

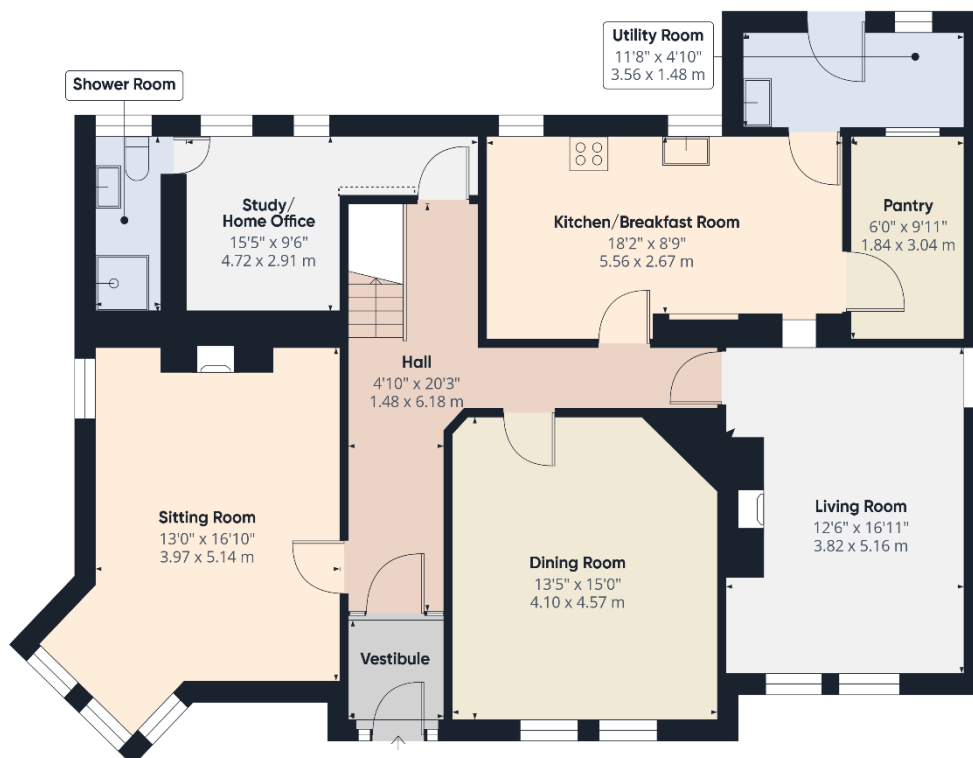
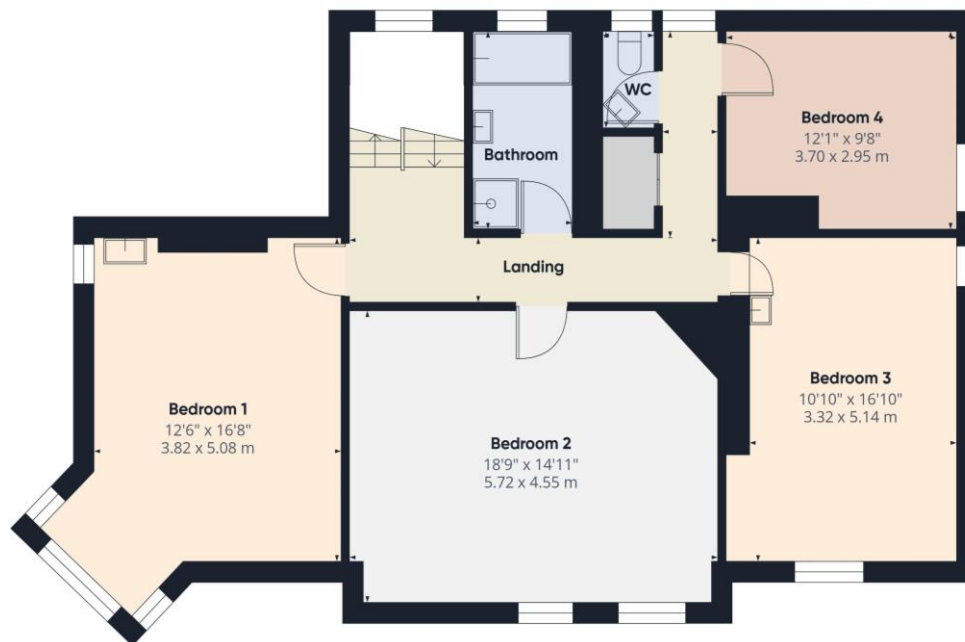
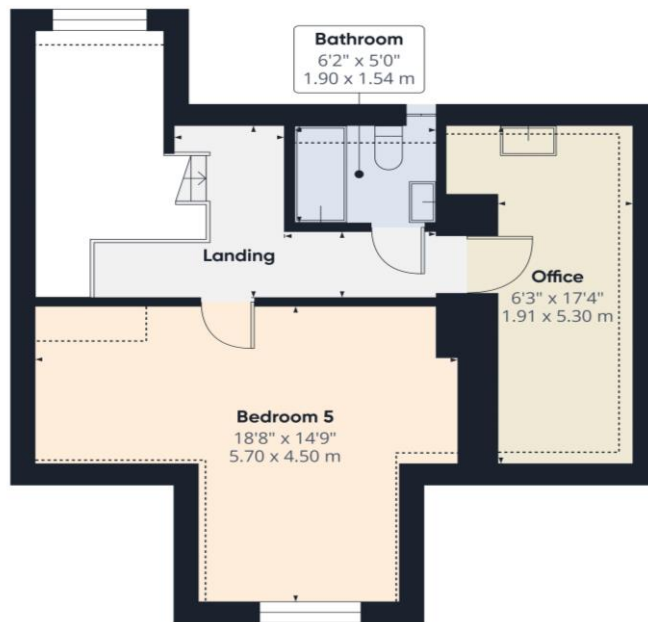
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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 distinctive imposing Edwardian **BAY FRONTED 5 BEDROOMED/3 RECEPTION ROOMED DETACHED RESIDENCE** having an attractive part brick facade enjoying a sunny south facing position with views being set well back off and above the A40 dual carriageway set in approximately 0.75 of an ACRE to include the entrance drive affording a wealth of charm and character that has been modernised and updated since 2023 enjoying ease of access to the Carmarthen Western By-Pass, 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C Yr Egin' some 2 miles west of 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/A48 trunk roads.*

CENTRAL HEATING PROVIDED BY AN AIR SOURCE HEAT PUMP with thermostatically controlled convector radiators.

PVCu DOUBLE GLAZED WINDOWS to most rooms. **9' 4" CEILING HEIGHTS** to the Ground Floor.

MANY CHARACTER FEATURES INCLUDING ORIGINAL QUARRY TILED FLOORS, COVINGS, 9" SKIRTING BOARDS, PICTURE RAILS, ORIGINAL PANELLED INTERNAL DOORS ETC.

APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2023 A NEW AIR SOURCE HEAT PUMP AND CENTRAL HEATING RADIATORS HAVE BEEN PROVIDED, PV PANELS HAVE BEEN PROVIDED TO THE GARDEN THAT PROVIDE AN INCOME, ADDITIONAL LOFT INSULATION AND CAVITY WALL INSULATION HAS BEEN PROVIDED AND INTERNAL WALL INSULATION HAS BEEN PROVIDED TO THE FIRST FLOOR CAVITY WALLS.

BRICK ARCHED ENTRANCE HALL 5' 2" x 5' (1.57m x 1.52m) with PVCu entrance door. Quarry tiled floor. Original panelled entrance door and opaque glazed side screen to

RECEPTION HALL 20' 4" max. in depth x 4' 11" (6.19m x 1.5m) with radiator. Quarry tiled floor. Original coving and picture rail. Telephone point. Staircase to First Floor with feature newel post. C/h timer control. 2 Power points.

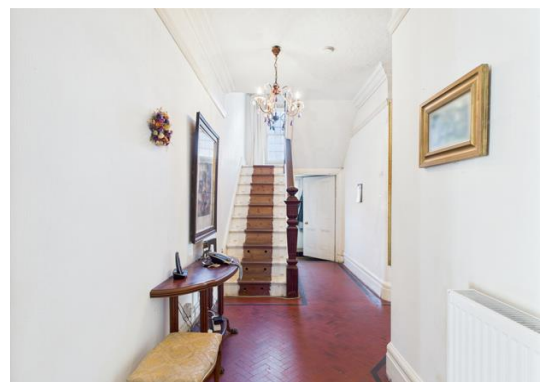
SITTING ROOM 17' x 13' (5.18m x 3.96m) plus 7' 6" (2.28m) wide PVCu double glazed bay window with fitted window seat. Exposed boarded floor. Radiator. Electric storage heater. Tiled fireplace. 5 Power points.

STUDY/HOME OFFICE/CLOAKROOM 15' 8" x 9' 6" (4.77m x 2.89m) overall 'L' shaped with boarded effect laminate flooring. Radiator. 6 Power points. **3 Windows** - 2 PVCu double glazed - 1 original single glazed. Door to

SHOWER ROOM 9' 8" x 3' 11" (2.94m x 1.19m) with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Shower enclosure with plumbed-in shower over and sliding doors. Extractor fan.

DINING ROOM 15' 2" x 13' 5" (4.62m x 4.09m) with original coving and picture rail. Feature panel effects walls. Radiator. 2 PVCu double glazed windows to fore. 4 Power points. Feature fireplace incorporating a coal effect L.P. gas fire.

LIVING ROOM (FORMERLY THE DINING ROOM) 17' 1" x 12' 6" (5.2m x 3.81m) with quarry tiled floor. Picture rail. Serving hatch to the Kitchen. Double aspect. Radiator. 10 Power points. 3 PVCu double glazed windows. Tiled fireplace with oak surround.



KITCHEN/BREAKFAST ROOM 18' 3" x 10' (5.56m x 3.05m)

with quarry tiled floor. Tiled fireplace incorporating an oil fired 'Rayburn Royal' cooking range. Electricity meter cupboard. Radiator. Plumbing for dishwasher. 2 Plastic coated aluminium double glazed windows. Part tiled walls. L.P. gas cooker point. Canopied cooker hood. Range of base kitchen units incorporating a 1½ bowl sink unit and glazed display unit. 6 Power points. Door to the Utility Room.

PANTRY 10' x 6' (3.05m x 1.83m) with quarry tiled floor.

Provision for an American Fridge/Freezer. Slate slabs. Fitted shelving. Single glazed sash window. Part tiled walls.

UTILITY ROOM 12' 4" x 5' 2" (3.76m x 1.57m) with tiled floor. Plumbing for washing machine. Sink unit. Part tiled walls. Fitted shelf. 4 Power points. Cloak hooks. PVCu opaque double glazed door to rear. Water stopcock. 2 Hot water cylinders. DC isolator and inverter switch.

FIRST FLOOR - 8' 11" (2.72m) ceiling heights with secondary glazed window with leaded lights to the stairwell.

LANDING with staircase to the Second Floor. Radiator. 1 Power point. Original coving.

FRONT BEDROOM 1 16' 9" x 12' 8" (5.10m x 3.86m) plus 6' 11" (2.11m) wide PVCu double glazed bay window. 2 Radiators. Wash hand basin with fitted cupboard beneath. 2 Power points. Telephone point. PVCu double glazed window to side. Double aspect.

BATHROOM 10' 2" x 5' 4" (3.1m x 1.62m) with fully tiled walls. Radiator. Opaque glazed window. 3 Piece suite comprising bath, pedestal wash hand basin and bidet. Shower enclosure with plumbed-in shower over. Wall light with shaver point.

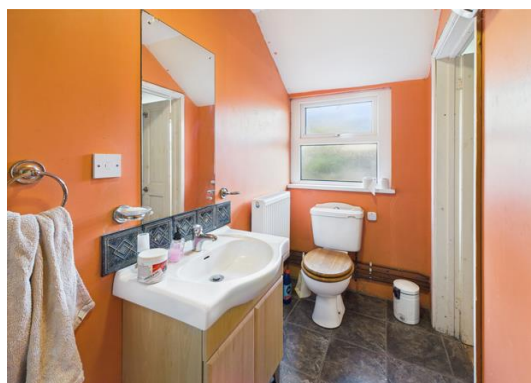
FRONT BEDROOM 2 18' 11" x 14' 10" (5.76m x 4.52m) with 2 PVCu double glazed windows to fore with a view towards Llanllwch. Exposed boarded floor. Wash hand basin with fitted cupboards beneath. Telephone points. 3 Power points. Radiator. Feature fireplace incorporating an electric fire.

FRONT BEDROOM 3 16' 9" x 12' 3" (5.10m x 3.73m) with laminate flooring. Double aspect. PVCu double glazed windows to front and side. 2 Radiators. Pedestal wash hand basin. 2 Power points.

REAR LANDING with opaque single glazed window with leaded lights. Radiator. 1 Power point.

DEEP BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving

SEPARATE WC with PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin.



SIDE BEDROOM 4 12' 3" x 9' 9" (3.73m x 2.97m) with PVCu double glazed window. Radiator. 1 Power point.

SECOND FLOOR - 7' 11" (2.41m) ceiling heights

LANDING with exposed boarded floor. Radiator. Access to loft space.

FRONT BEDROOM 5 18' 10" x 14' 10" (5.74m x 4.52m) 'L' shaped with painted exposed boarded floor. PVCu double glazed window. 2 Power points. Radiator. Part sloping ceiling. Access to eaves storage.

BATHROOM 6' 2" x 5' 1" (1.88m x 1.55m) with tile effect laminate flooring. PVCu double glazed window with a view to sloping ceiling. Eaves storage off. 3 Piece suite comprising pedestal wash hand basin, WC and corner bath with shower attachment. Extractor fan.

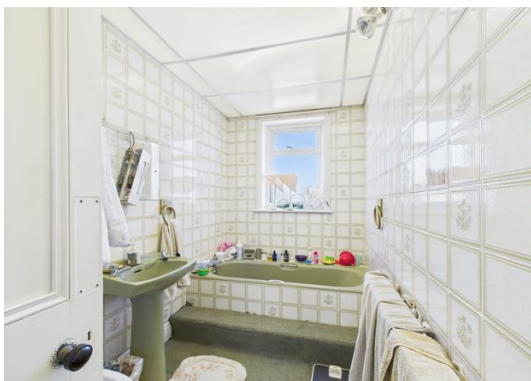
HOME OFFICE/STUDIO 17' 6" x 6' 3" ext. to 8' 7" (5.33m x 1.9m ext. to 2.62m) with exposed boarded floor. Double glazed velux window with a view to part sloping ceiling. 12 Power points. Base units incorporating a 1 1/2 bowl sink unit. Exposed beams.

EXTERNALLY

The property is approached off the A40 trunk road via a tree lined tarmacadamed entrance drive that extends for a length of **135m** and which terminates in front and to the side of the residence where there is ample private car parking/turning. There is to one side of the residence a level lawned garden with to the other side a further lawned garden with paved sun terrace. This side garden incorporates apple, plum and cherry trees, Bay Leaf, soft fruit bushes, Walnut tree etc. **L.P. GAS STORAGE TANK. OIL STORAGE TANK. GARDEN MACHINERY SHED.**

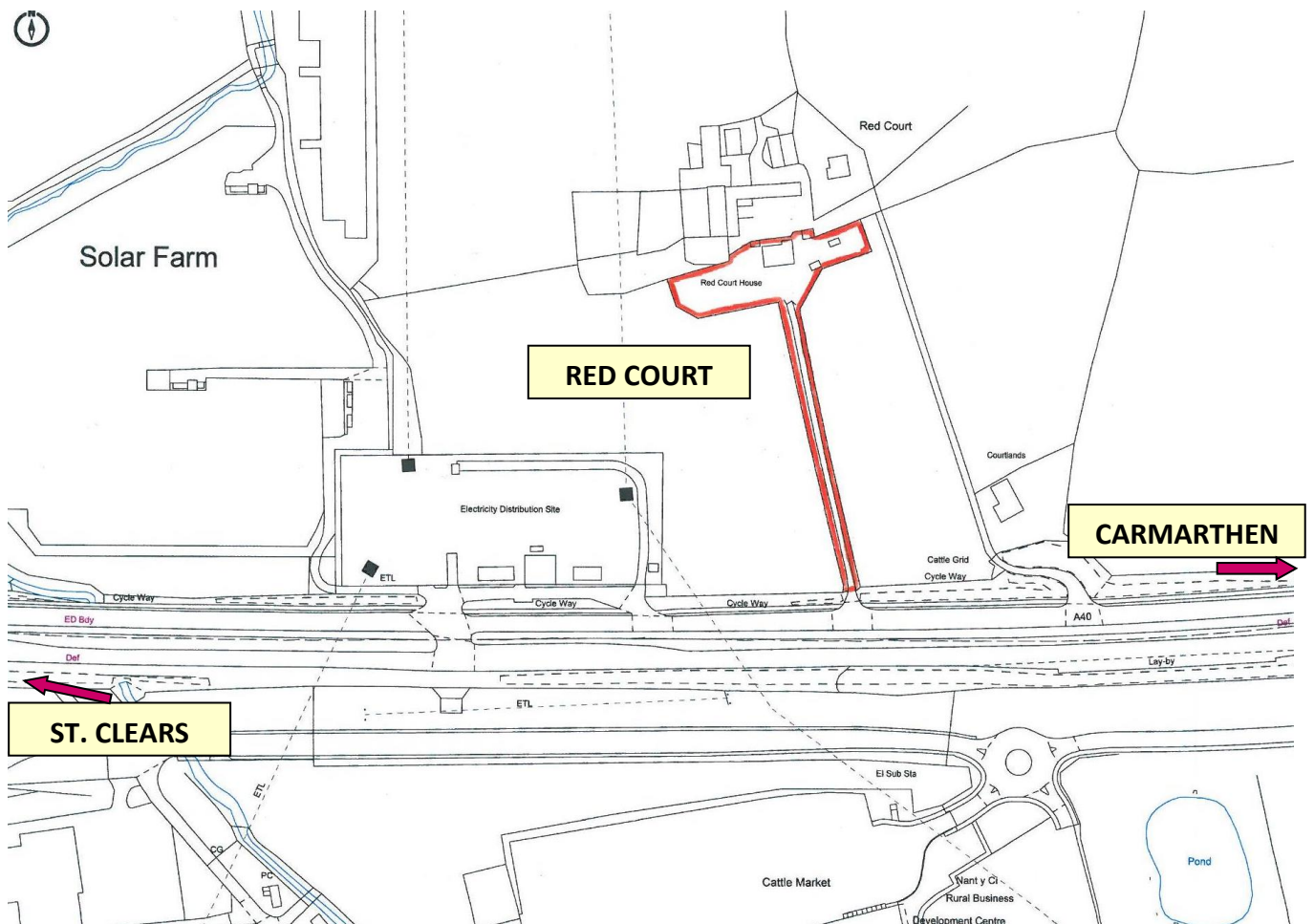
DETACHED GARAGE 16' 3" x 13' 11" (4.95m x 4.24m) brick built with power and lighting. Water filtration system and UV filter. Up-and-over garage door.

STORE SHED 11' x 8' 6" (3.35m x 2.59m)

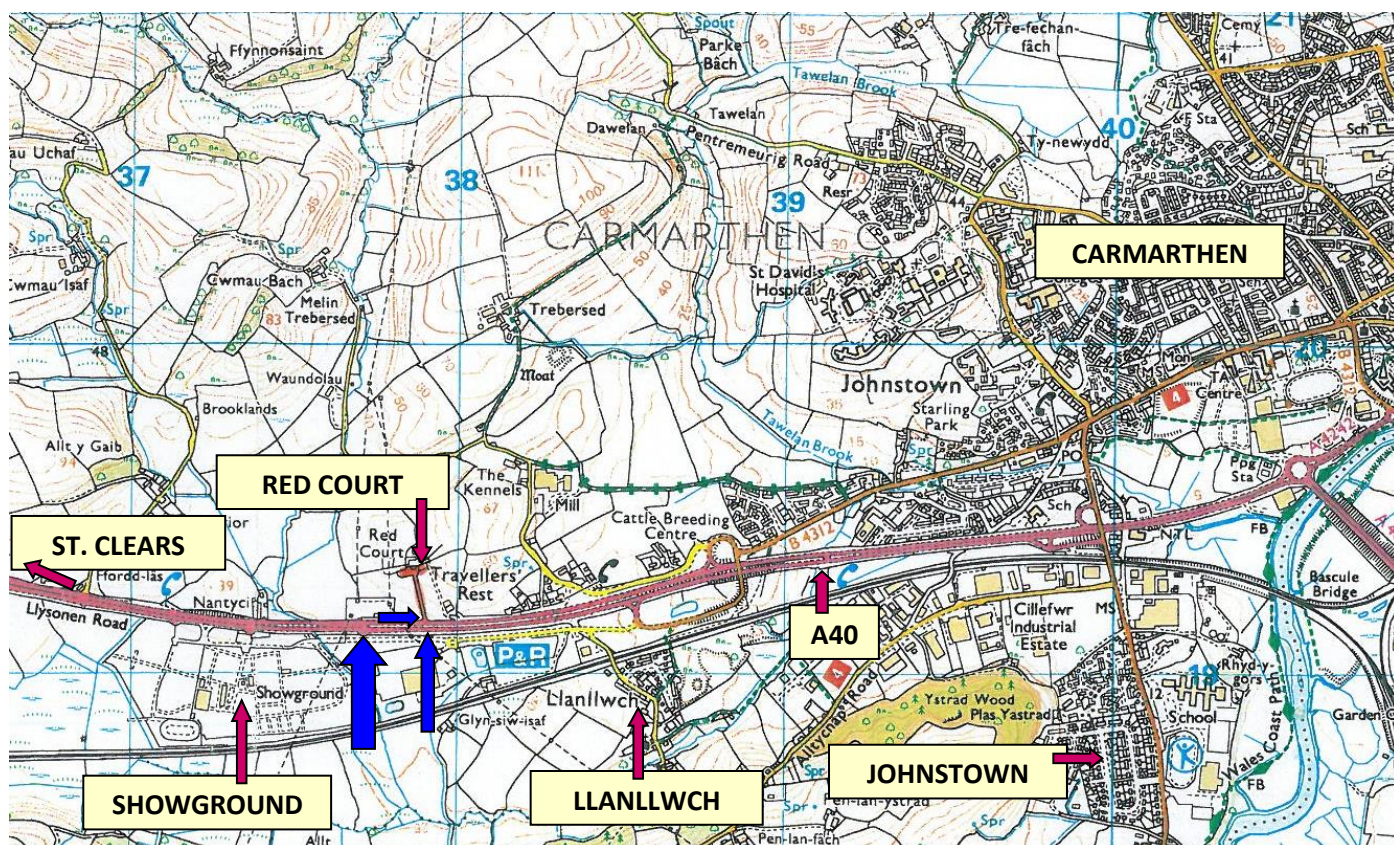








NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west** towards **St. Clears** and having **past** the left hand turning/slip road for the 'Carmarthen Veterinary Centre'/Llanllwch/Travellers Rest/Cattle Market **get into the outside lane** and continue for a **further quarter of a mile approx.** and **enter the central reservation** opposite the Electrical Sub-Station. **Turn right onto the eastbound A40 trunk road** (towards Carmarthen) and the **entrance** to 'Red Court' is the **first on the left hand side** after the Electrical Sub-Station almost directly opposite the Cattle Market.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity. Private Water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND G. 2025/26 = £ 3,773.45p. *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

28.05.2025 - REF: 7057