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Residential, Rural  
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Properties

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

Valuers  
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Est. 1998

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



- **INDIVIDUALLY BUILT DETACHED BUNGALOW RESIDENCE.**
- **3 DOUBLE BEDROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE LOCAL SHOP AND RECREATIONAL GROUND.**
- **FAR REACHING VIEWS OVER CARMARTHEN, LOWER TYWI VALLEY AND BEYOND.**
- **NO FORWARD CHAIN. GAS C/H.**
- **SET BACK OFF AND ABOVE THE ROAD.**
- **1.5 MILES CARMARTHEN TOWN CENTRE.**

**Cedrwydd, Heol Blaengwastod,  
Llangunnor,  
Carmarthen SA31 2LE**

**£345,000** OIRO  
FREEHOLD

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The Property  
Ombudsman

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 most conveniently situated very well presented modern individual traditionally built (1964/65) 'L' shaped **3 DOUBLE BEDROOMED DETACHED BUNGALOW RESIDENCE** located set back off and above 'Heol Blaengwastod' enjoying **far reaching views** over the lower Tywi valley, Carmarthen town and beyond that appears on the open market for the first time since 2004 and situated on a **bus route** within **walking distance** of the local shop (Brynmeurig Stores), is within **walking distance of Llangunnor Primary School**, is within **0.75 of a mile of the businesses and shops on 'Stephens Way'**, is within **1 mile of Dyfed/Powys Police Headquarters and Carmarthen Railway Station** and the property is located within **1.25 miles** 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 and A48 trunk roads**.

**FIRST TIME ON THE MARKET SINCE 2004.**

**NO FORWARD CHAIN.**

**GAS C/H** with thermostatically controlled radiators - **NEW BOILER 2019.**

**PVCu DOUBLE GLAZED WINDOWS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**8' 1" (2.46m) CEILING HEIGHTS. PLASTIC FASCIA AND SOFFIT. COVED CEILINGS.**

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

**FROM THE PROPERTY FAR REACHING VIEWS ARE ENJOYED OVER THE LOWER TYWI VALLEY, CARMARTHEN TOWN AND BEYOND.**



**ENTRANCE VESTIBULE** with vinyl tiled floor. PVCu double glazed double entrance doors. Boarded oak effect door to

**RECEPTION HALL** 21' 7" x 4' 11" ext. 6' 11" (6.57m x 1.50m ext. to 2.11m) with boarded effect laminate flooring. 3 Power points. Radiator. Access via retractable loft ladder to a partly boarded attic space. C/h thermostat control.

**FRONT BEDROOM 1** 13' 4" x 11' 4" (4.06m x 3.45m) with radiator. PVCu double glazed window with a **far reaching view** over Carmarthen town and the lower Tywi valley. 4 power points.

**SIDE BEDROOM 2** 11' 10" x 10' 11" (3.60m x 3.32m) plus built-in cupboard with 2 doors. Radiator. PVCu double glazed window with a view towards Glangwili hospital and beyond. 4 Power points.

**REAR BEDROOM 3** 11' 11" x 11' 4" (3.63m x 3.45m) with radiator. PVCu double glazed window. Smooth skimmed ceiling. 6 Power points.

**SEPERATE WC** with boarded effect laminate flooring. 'T&G' boarded effect to dado height. PVCu opaque double glazed window. WC in white.

**BATHROOM** with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. 2 Piece suite in white comprising wash hand basin with storage cupboards beneath and corner spa bath with electric shower over. Recessed downlighting to smooth skimmed ceiling.

**FITTED KITCHEN/BREAKFAST ROOM** 11' 8" x 11' 3" (3.55m x 3.43m) overall with ceramic tiled floor. PVCu double glazed window. Radiator. Feature part tiled walls. 10 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, hob and cooker hood. PVCu part opaque double glazed door to rear. **FITTED LINEN CUPBOARD** with radiator. **FITTED CUPBOARD** with 1 power point.

**LOUNGE/DINING ROOM** 18' 7" x 14' 2" (5.66m x 4.31m) with PVCu double glazed picture window to fore from which **far reaching views** are enjoyed over the lower Tywi valley, Carmarthen town and beyond. Feature fire surround. Radiator. 4 Power points. Telephone point.

### **EXTERNALLY**

Tarmacadamed entrance drive that provides ample private car parking. Landscaped walled front garden with artificial grassed decked sun terrace to paved patio from which **far reaching views** are enjoyed over Carmarthen and beyond. Gated pathways to either side. Rear sunny south facing terraced garden with paved terraces and a lawned garden. **OUTSIDE LIGHT, POWER POINTS and WATER TAP. SUMMERHOUSE. 2 No STORE SHEDS.**



**HOME OFFICE 11' 8" x 9' (3.55m x 2.74m)** with PVCu opaque double glazed window. Radiator. 6 Power points. Fitted cupboard/wardrobe with 3 doors. PVCu entrance door to fore. Pine panelled door to

**OUTSIDE UTILITY ROOM 10' 1" x 9' (3.07m x 2.74m)** with radiator. PVCu opaque double glazed window. PVCu entrance door to rear. Bar and worksurface. 4 Power points.







**DIRECTIONS:** - From **Carmarthen town centre** travel over **Tywi bridge** and **straight across** the roundabout **towards Pensarn** **passing** ATS and the Royal Mail Sorting Office. **Travel under** 'Pont Pensarn' and up '**Babell Hill**' and **turn second left** into 'Heol Blaengwastod'/'Login Road' - **signposted** and the property will be found on the **right hand side** **just after** the right hand turning for 'Llygad yr Haul' **before** and **opposite** the turning for 'Elder Grove.'

**ENERGY EFFICIENCY RATING:** - D (65).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2078-0042-7275-5688-2990.

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

**COUNCIL TAX:** - BAND E 2025/26 = £2,632.34p. **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

03.03.2026 - REF: 7136