

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **PERIOD SUBSTANTIALLY EXTENDED DETACHED RESIDENCE.**
- **3 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **NO FORWARD CHAIN. PRIVATE PARKING.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **CENTRE OF POPULAR VILLAGE. 4/5 BEDROOMS.**
- **CHARACTER FEATURES. LARGE GARDEN.**
- **FIRST TIME ON THE MARKET SINCE THE 1980's.**
- **6 MILES SOUTH OF CARMARTHEN.**

Ysgubor Fawr
Llandyfaelog
Kidwelly SA17 5PR

£345,000 OIRO
FREEHOLD

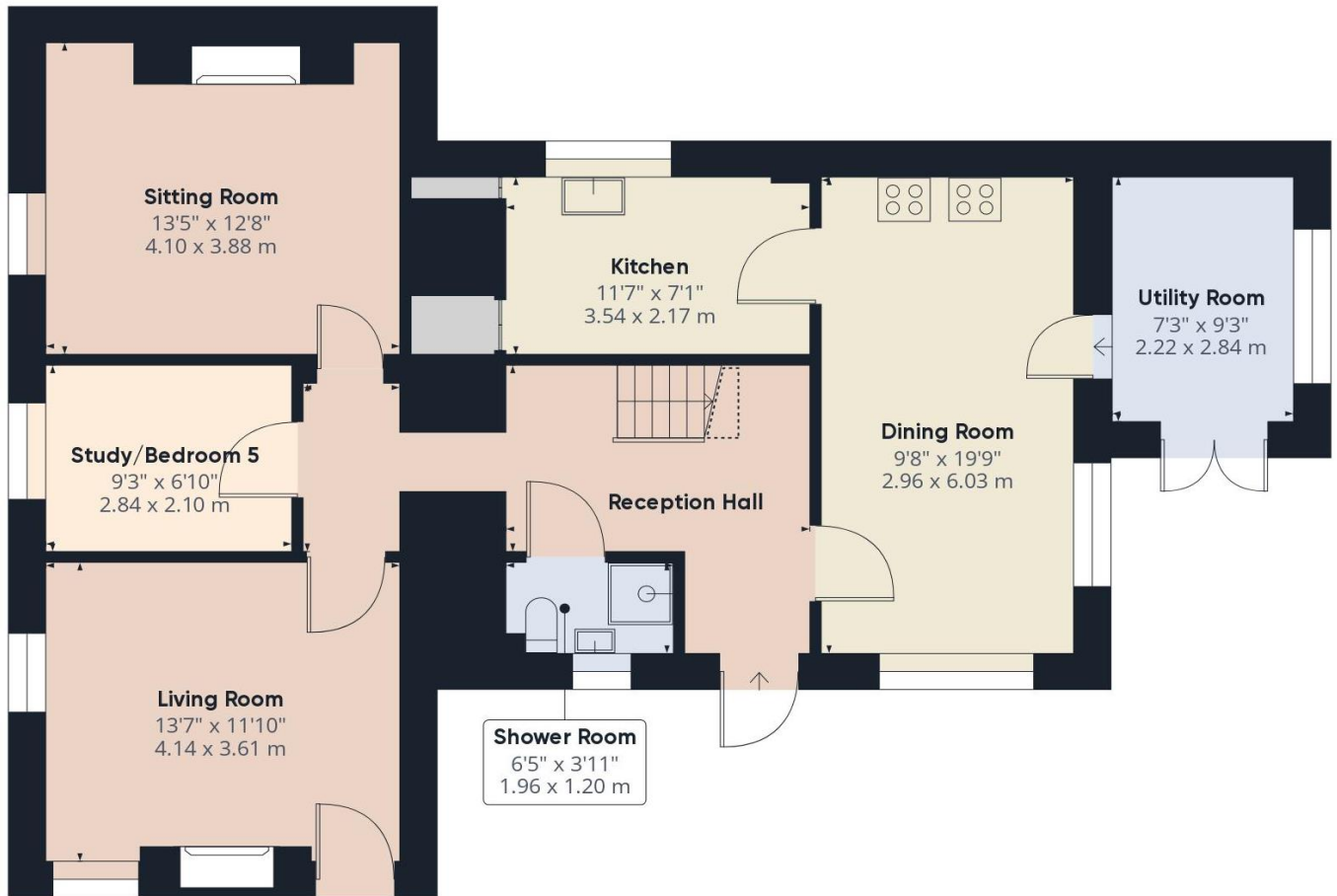
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

*A most conveniently situated, deceptively large period **4/5 BEDROOMED - 3 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** that was substantially renovated and extended at the rear circa. 1990 with the aid of a Local Authority Improvement Grant enjoying a sunny south facing position at the centre of the popular rural village community of Llandyfaelog that offers a thriving Village Pub and which in turn is located just off the A484 Carmarthen to Llanelli trunk road (third mile - bus route), is within 4 miles of the foreshore, Primary School and Railway Station at Ferryside, is within 4 miles of the ancient estuarial township of Kidwelly that is renowned for its Norman Castle and which also offers a Railway Station and Primary School, is located some 6 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen and is situated within 10 miles of the town of Llanelli. The property enjoying ease of access to 'Ffos Las' Racecourse, 'Pembrey Motor Sports Centre,' 'Pembrey Country Park and 'Cefn Sidan Sands.'*

FIRST TIME ON THE MARKET SINCE THE LATE 1980's. NO FORWARD CHAIN.

OIL CENTRAL HEATING. PVCu DOUBLE GLAZED WINDOWS. COVED CEILINGS.

PINE PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

SIDE RECEPTION HALL 12' 2" x 11' 10" (3.71m x 3.60m) overall 'L' shaped with radiator. Dado rail. Staircase to first floor. Telephone point. 3 Power points. Understairs storage area with cloak hooks.

SHOWER ROOM/WC 6' 6" x 3' 11" (1.98m x 1.19m) with ceramic tiled floor. PVCu opaque double glazed window. Radiator. Part tiled walls. 2 Piece suite comprising WC and wash hand basin. Tiled shower enclosure with plumbed-in shower over and shower door.

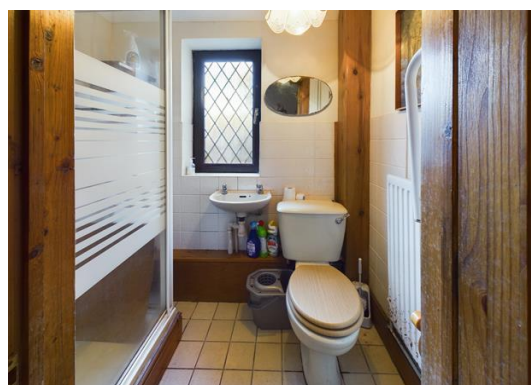
DINING ROOM 19' 11" x 9' 8" (6.07m x 2.94m) with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows. Radiator. Feature beams. 7 Power points plus fused point. 'AGA' oil fired cooking range which heats the domestic hot water. Part tiled walls. PVCu part opaque double glazed 'stable type' door to the Utility room.

'GALLEY' KITCHEN 11' 8" x 7' 2" (3.55m x 2.18m) with part tiled walls. Ceramic tiled floor. PVCu double glazed window. Radiator. Range of fitted base kitchen units incorporating a sink unit. Plumbing for dishwasher. 10 Power points. Built-in cupboards to either side of former fireplace. Worcester oil fired C/h boiler.

UTILITY ROOM 9' 4" x 7' 4" (2.84m x 2.23m) with PVCu part opaque double glazed 'stable type' door to the Dining room. Ceramic tiled floor. Double glazed window. Fitted base units. Plumbing for washing machine. 4 Power points.

INNER HALL with dado rail.

LIVING ROOM 13' 8" x 12' (4.16m x 3.65m) with 4 power points. Double aspect. 2 PVCu double glazed windows. PVCu part opaque double glazed door to side. Radiator. 2 Wall light fittings. Feature fireplace incorporating a multi-fuel roomheater on slate hearth.



STUDY/BEDROOM 5 9' 5" x 7' (2.87m x 2.13m) with fitted wardrobe. Ceramic tiled floor. Radiator. PVCu double glazed window. 2 Power points.

SITTING ROOM 13' 8" x 12' 9" (4.16m x 3.88m) with PVCu double glazed window to fore. 2 Wall light fittings. 4 Power points. Radiator. Feature 'Inglenook' style stone fireplace with exposed stone walls to either side incorporating a multi-fuel roomheater on slate hearth.

FIRST FLOOR - 7' 9" (2.36m) ceiling heights.

LANDING with 2 power points. PVCu double glazed window overlooking the side garden. Radiator. Dado rail. Access to loft space.

REAR BEDROOM 1 20' x 9' 9" (6.09m x 2.97m) with exposed pine boarded floor. Double aspect. 3 PVCu double glazed windows. 2 Radiators. Pedestal wash hand basin with tiled splashback. 4 Power points.

SEPARATE WC 6' 9" x 4' (2.06m x 1.22m) with T&G boarded/tiled walls to dado height. PVCu double glazed window. 2 Piece suite comprising WC and pedestal wash hand basin. Radiator. Vinyl floor covering.

BATHROOM 12' 3" x 7' 3" (3.73m x 2.21m) overall with vinyl floor covering. PVCu double glazed window. T&G boarded ceiling. T&G boarded to dado height. 2 Piece suite in white comprising pedestal wash hand basin with tiled splashback and cast iron bathtub with tiled surround and splashback having a shower attachment. Tiled shower enclosure with electric shower over and shower door. Fitted floor to ceiling **AIRING/LINEN CUPBOARD** with slatted shelving, pre-lagged hot water cylinder and double louvre doors.

INNER LANDING with dado rail.

FRONT BEDROOM 2 13' 10" x 11' 11" (4.21m x 3.63m) with 4 power points. Radiator. 1 Wall of exposed colourwashed stone. PVCu double glazed window.

FRONT BEDROOM 3 9' 4" x 6' 11" (2.84m x 2.11m) with fitted wardrobe. Radiator. PVCu double glazed window. Fitted shelving. 2 Power points.

FRONT BEDROOM 4 13' 10" x 12' 7" (4.21m x 3.83m) with radiator. 1 Wall of exposed colourwashed stone. 4 Power points. PVCu double glazed window.

EXTERNALLY

Unrestricted on street parking available to fore. Side gated concreted entrance drive that provides private car parking. Rear paved patio with steps leading up to the rear garden that has herbaceous borders and an enclosed side lawned garden.

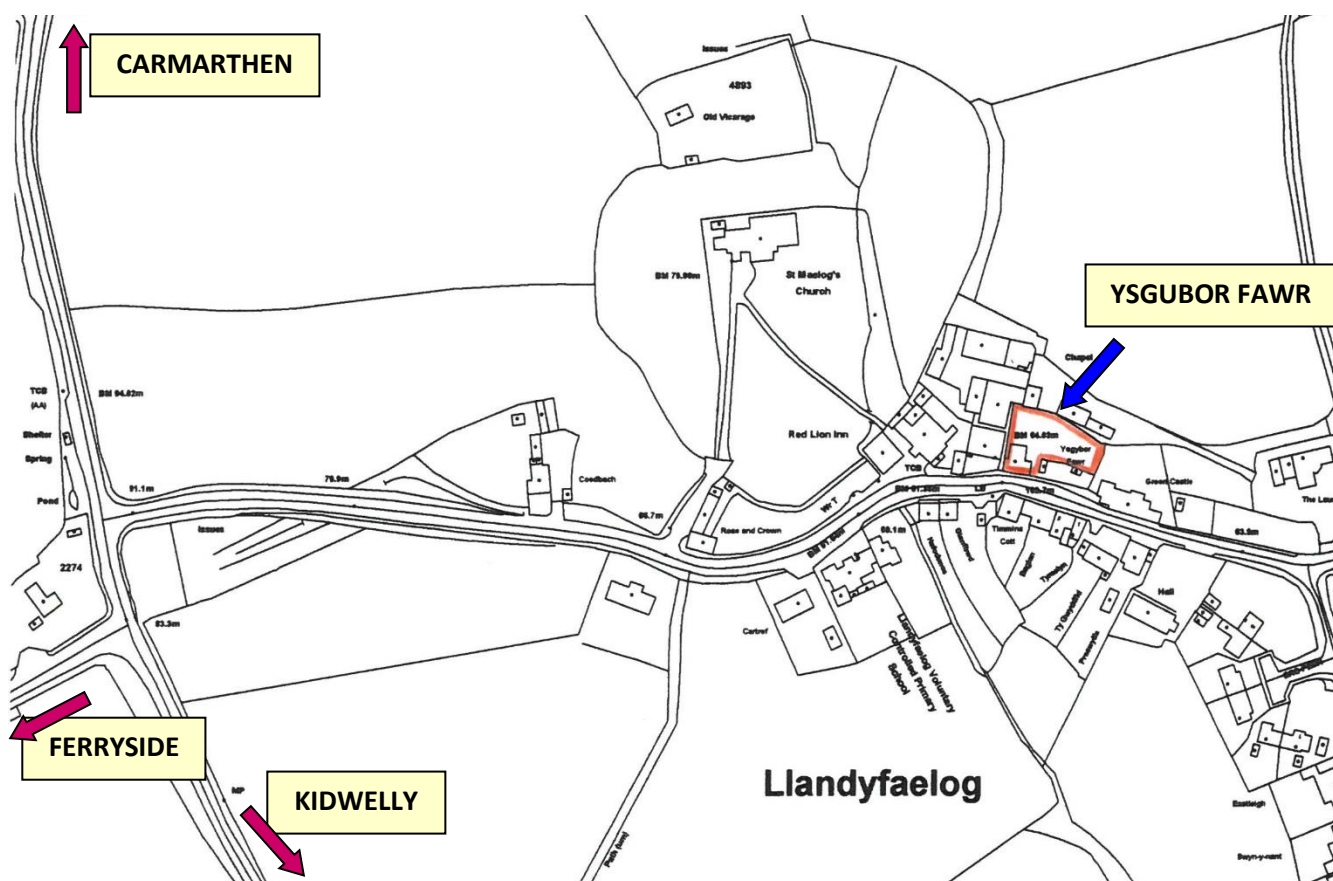
OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK. 2 GARDEN STORE SHEDS.











THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** passing through Cwmffrwd and Idole. Continue through Upland Arms, **past** the first turning for Ferryside. Travel **past** 'Star Forge' and having travelled for a **further 1 mile** turn **left** towards the bottom of the hill by the **bus shelter opposite** and **just before** the right hand turning for Ferryside. Continue down the hill **into the village** of Llandyfaelog and the property will be found on your **left hand side just after** 'The Red Lion Public House/Restaurant.'

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, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND F. 2023/24 = £2,661.75p. **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

08.11.2023 - REF: 6708