

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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- **ATTRACTIVE MODERN DETACHED BUNGALOW.**
- **3 BEDROOMS. LOUNGE/DINING ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **MIDWAY SANDY BEACH AT LLANSTEFFAN AND CARMARTHEN.**
- **PRIVATE SUNNY POSITION OFF HEAD OF CUL-DE-SAC.**
- **KITCHEN/BREAKFAST ROOM. ELECTRIC HEATING.**
- **NO FORWARD CHAIN.**
- **4 MILES LLANSTEFFAN AND CARMARTHEN.**

**No 29 Dol y Dderwen
Llangain
Carmarthen SA33 5BE**

£255,950 OIRO
FREEHOLD

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

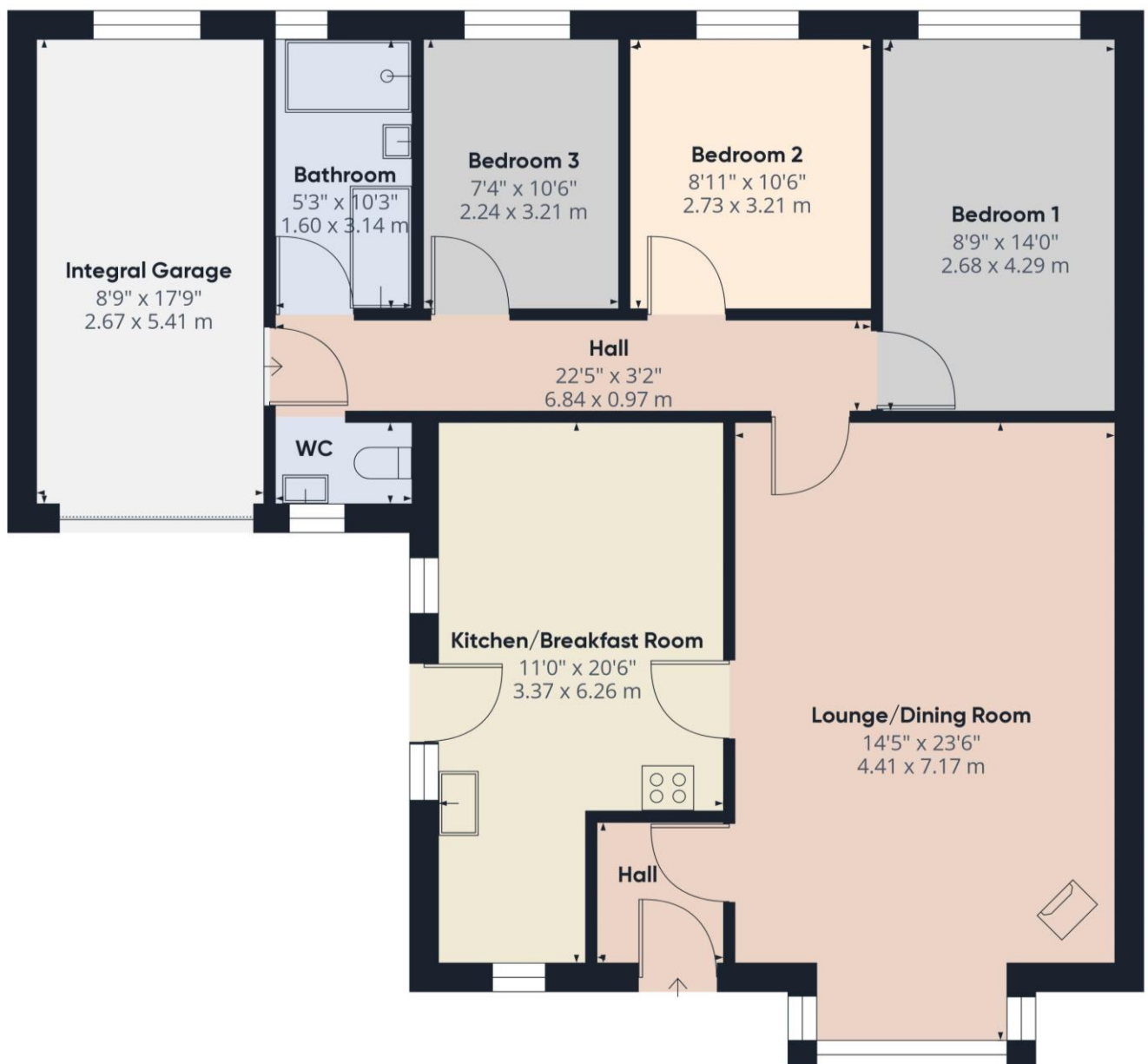


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An attractive modern traditionally built (circa. 1992/94) **BAY FRONTED 3 BEDROOMED DETACHED BUNGALOW RESIDENCE** having a part stone facade situated enjoying a sunny south facing private position off the head of a small cul-de-sac that forms part of a larger overall development of varying types and designs at the popular village community of Llangain that offers a Primary School and which in turn is located on the **B4312 'Carmarthen to Llansteffan Road'** (regular bus route) approximately 4 miles of the sandy beach and Castle at Llansteffan that also offers a Primary School and Public Houses, is located within 2.5 miles of the 'Towy Boat Club' on the way to Llansteffan, is within 3 miles of the Leisure Centre and 'Q.E. High' Secondary School on the 'Llansteffan Road' in Johnstown and is located some 4 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen and A40 trunk road.

ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.

TEXTURED CEILINGS - SOME COVED. THE FITTED CARPETS ARE INCLUDED.



PILLARED CANOPIED ENTRANCE PORCH with PVCu entrance door to

RECEPTION HALL with cloak hooks. Boarded effect laminate flooring. Wall mounted electric heater. Telephone point. Door to

LOUNGE/DINING ROOM 20' 8" x 14' 6" (6.29m x 4.42m) plus 7' 8" (2.34m) wide PVCu double glazed bay window. Boarded effect laminate flooring. 2 Wall mounted electric heaters. Wood burning stove on granite hearth. 5 Power points. Doors to the inner hall and

FITTED KITCHEN/BREAKFAST ROOM 20' 8" x 10' 11" (6.29m x 3.32m) overall 'L' shaped tile effect laminate flooring. 3 PVCu double glazed windows. PVCu part double glazed door to side. Wall mounted electric heater. 10 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, integrated dishwasher, ceramic hob, electric oven and canopied cooker hood. Part tiled walls.

INNER HALL with boarded effect laminate flooring. Wall mounted electric heater. Access to loft space. 1 Power point. Door to the integral garage.

REAR BEDROOM 1 14' 1" x 8' 10" (4.29m x 2.69m) with wall mounted electric heater. PVCu double glazed window. 4 Power points. TV point.

REAR BEDROOM 2 10' 7" x 8' 11" (3.22m x 2.72m) with boarded effect laminate flooring. Wall mounted electric heater. PVCu double glazed window. 4 Power points.

REAR BEDROOM 3 10' 6" x 7' 4" (3.20m x 2.23m) with wall mounted electric heater. PVCu double glazed window. 4 Power points. **FITTED AIRING/LINEN CUPBOARD** with double louvre doors.

BATHROOM 10' 5" x 5' 3" (3.17m x 1.60m) with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising panelled bath and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with 'Mira' shower over and shower screen.

SEPARATE WC with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

EXTERNALLY

The property is approached via a shared tarmacadamed driveway that serves the neighbouring and subject properties. Private tarmacadamed entrance drive providing private car parking that leads to the garage. Front lawned garden. Side pathway with to the other side a lawned garden area. Close boarded fenced rear paved patio and rear lawned garden. **OUTSIDE LIGHT.**

INTEGRAL GARAGE 17' 8" x 8' 7" (5.38m x 2.61m) with up-and-over garage door. Plumbing for washing machine. 2 Power points.







DIRECTIONS: - From **Carmarthen** take the **B4312 'Llansteffan Road'** travelling **through** Johnstown **past** the Spar shop, 'Q.E. High' Secondary School and the Leisure Centre towards Llangain. **On entering the village of Llangain turn left** at the **crossroads opposite** 'Smyrna' Chapel into 'Old School Road' and then turn **immediately left into 'Dol y Dderwen'**. Continue a short distance and **turn first left** into a small **cul-de-sac** and then **right** and the drive leading to the property will be found **off the brick paved turning circle**.

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 and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E. 2024/25 = £1,880.70p. **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

27.09.2024 - REF: 6920