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- **DECEPTIVELY LARGE END OF TERRACE COTTAGE.**
- **3 BEDROOMS. L.P. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **2 MILES NORTH OF SANDY BEACH AT LLANSTEFFAN.**
- **WELL PRESENTED ACCOMMODATION.**
- **FITTED KITCHEN/DINING ROOM 15' x 14' 6" (4.57m x 4.42m).**
- **CENTRE OF RURAL VILLAGE.**
- **9 MILES SOUTH WEST OF CARMARTHEN.**

**Garn Obri,**  
**No 3 Walters Terrace, Llanybri,**  
**Carmarthen SA33 5HJ**

**£199,950** OIRO  
**FREEHOLD**

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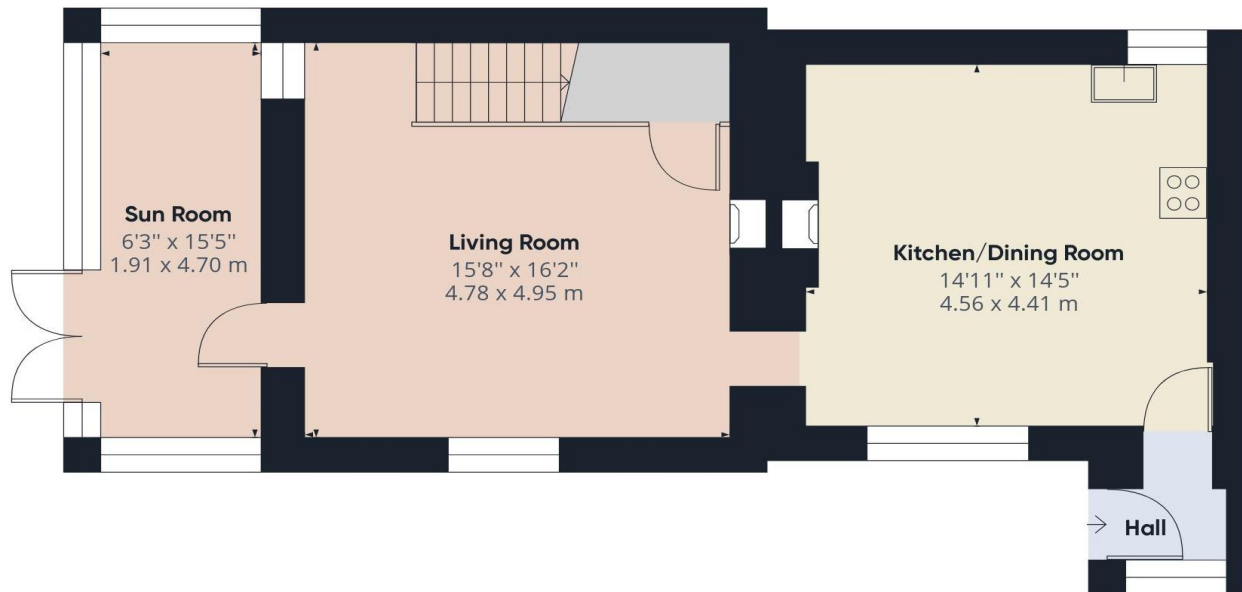
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A deceptively large well presented **3 BEDROOMED END OF TERRACE COTTAGE** enjoying a sunny position situated **opposite** the former Chapel at the **centre of the rural village community of Llanybri** that offers a popular Public House/Restaurant and which in turn is located **amidst the countryside**, some **2 miles north of the estuarial historical village of Llansteffan** that offers a sandy beach and which is renowned for its Castle and is located some **9 miles south-west** of the readily available facilities and services at the the centre of the County and Market town of **Carmarthen**. The property being located within **8 miles of the Primary and Secondary Schools/Leisure Centre at Johnstown and the A40 trunk road**.

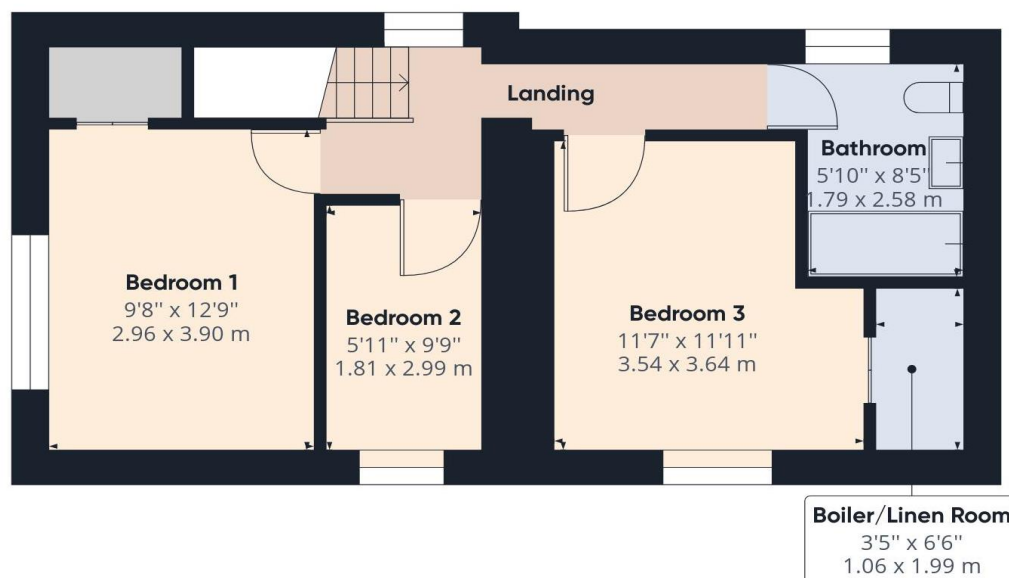
**L.P. GAS CENTRAL HEATING** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.**

**THE FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1



**SUN ROOM 15' 6" x 6' 3" (4.72m x 1.90m)** with PVCu double glazed 'French' double entrance doors. 6 Power points. Half PVCu double glazed on a block/brick wall. Ceramic tiled floor. PVCu double glazed door to



**LIVING ROOM 16' 3" x 15' 10" (4.95m x 4.82m)** with staircase to first floor. Radiator. Walk-in understairs storage cupboard off. 8 Power points. TV and telephone points. PVCu double glazed window to side. Smoke detector. Feature fireplace to party wall with the kitchen/dining room incorporating a **wood burning stove on paved hearth and which heats both rooms.** Opening to



**FITTED KITCHEN/DINING ROOM 15' x 14' 6" (4.57m x 4.42m)** with slate effect tiled floor. Heat detector. Radiator. 2 PVCu double glazed windows. Recessed downlighting to the kitchen area. Electric meter cupboard. 10 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a hob, canopied cooker hood, single oven and sink unit. Part tiled walls. Panelled/glazed door to

**SIDE ENTRANCE HALL** with tiled floor to match the kitchen. PVCu part opaque double glazed door to outside. PVCu opaque double glazed window. 2 Power points. Polycarbonate roof. Cloak hooks.

**FIRST FLOOR** - moulded white panel effect doors.

**LANDING** with smoke detector. PVCu double glazed window.

**LANDING** with smoke detector. PVCu double glazed window.

**FRONT BEDROOM 1 12' 10" x 9' 8" (3.91m x 2.94m) plus** walk-in wardrobe off over the stairwell. PVCu double glazed window overlooking the old Chapel site and Village. Radiator. 4 Power points.



**SIDE BEDROOM 2 9' 11" x 5' 10" (3.02m x 1.78m)** with laminate flooring. Radiator. PVCu double glazed window to side with a view towards the Preseli mountains in the distance. Access to loft space. 2 Power points.

**INNER LANDING** with radiator.

**SIDE BEDROOM 3 12' 11" x 11' 9" (3.93m x 3.58m) overall** 'L' shaped with radiator. PVCu double glazed window to side with a view towards the Preseli mountains in the distance. 4 Power points. TV point and aerial cable. Access to the loft space.



**WALK-IN WARDROBE/LINEN/BOILER ROOM OFF 6' 5" x 3' 5" (1.95m x 1.04m)** housing the 'Baxi' wall mounted L.P. gas fired central heating boiler.

**FAMILY BATHROOM 8' 6" x 5' 11" (2.59m x 1.80m)** with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Chrome towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising WC, wash hand basin with fitted cupboard beneath and shower bath with electric shower over, curtain and rail.



**EXTERNALLY** - Un-restricted on street parking available immediately to fore. Close boarded fenced front lawned garden. Shared side pathway with No 2. Part walled storage area to the other side.

**STORE SHED** 13' 9" x 3' 9" (4.19m x 1.14m) timber framed with doors to the front and rear. **The store shed is available by SEPARATE NEGOTIATION.**

**ENERGY EFFICIENCY RATING:** - F (34).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0832-2871-7260-9095-0271 – **Property has been updated since EPC was prepared.**







**DIRECTIONS:** - From **Carmarthen** take the **B4312 Llansteffan Road** south **through Johnstown** towards Llansteffan travelling **past** the 'Q. E. High' Secondary School and the Leisure Centre. Continue **through Llangain** **past** the 'Pantyrathro' Establishment and 'Mansion House Restaurant/Function Rooms' and **turn next right opposite** 'Towy Boat Club' for Llanybri (**signposted**). **Follow the signs into the village** of Llanybri and the property will be found in the **centre of the village** to the **rear of and beyond the rear entrance of the 'Farmers Arms' Public House/Restaurant** and the **site of the former Chapel**.

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

**COUNCIL TAX:** – BAND D 2023/24 = £1,838.77p. *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

02.08.2023 - REF: 6638