

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
Land Agents  
Surveyors

Est. 1998

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



- MODERN INDIVIDUALLY BUILT DETACHED RESIEDENCE.
- 4 BEDROOMS. 2 KITCHENS.
- 2 BATHROOMS. 3 WC'S. GAS CH.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL, PARK AND LOCAL SHOP.
- IMMACULATE VERY WELL PRESENTED FLEXIBLE ACCOMODATION OVER THREE FLOORS.
- BALCONY WITH VIEWS.
- PVCu DOUBLE GLAZED WINDOWS.
- 1.25 MILES CARMARTHEN TOWN CENTRE.

**No 15 Heol Blaengwastod**  
Carmarthen  
SA31 2LF

**£345,000** OIRO  
FREEHOLD

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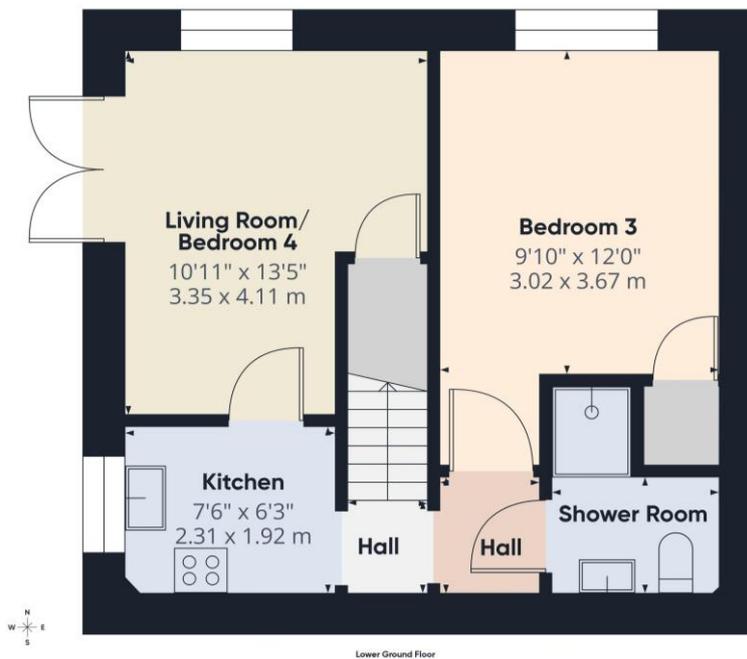
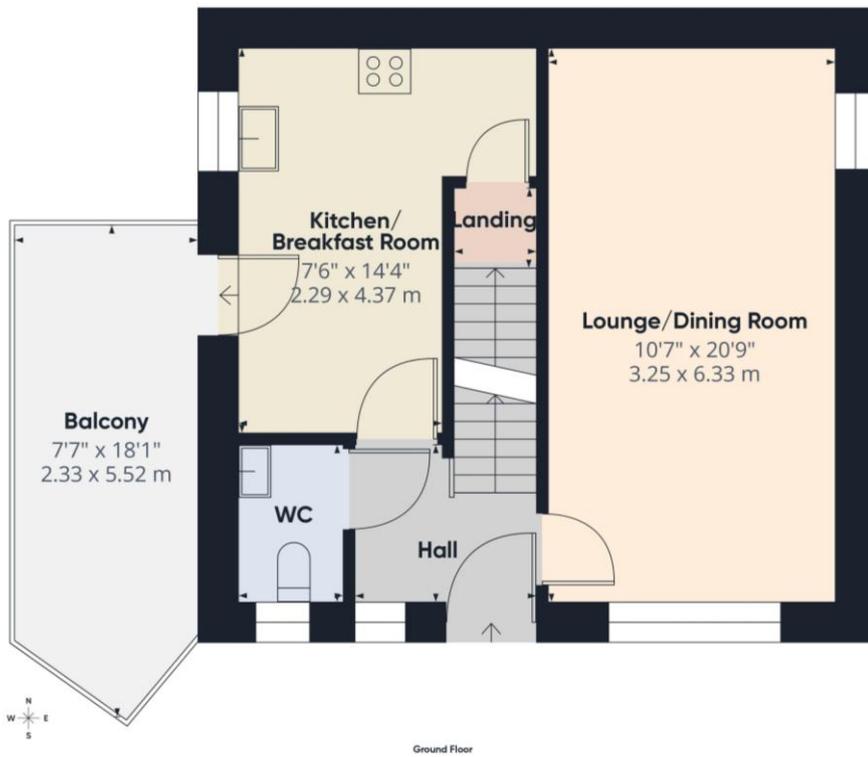
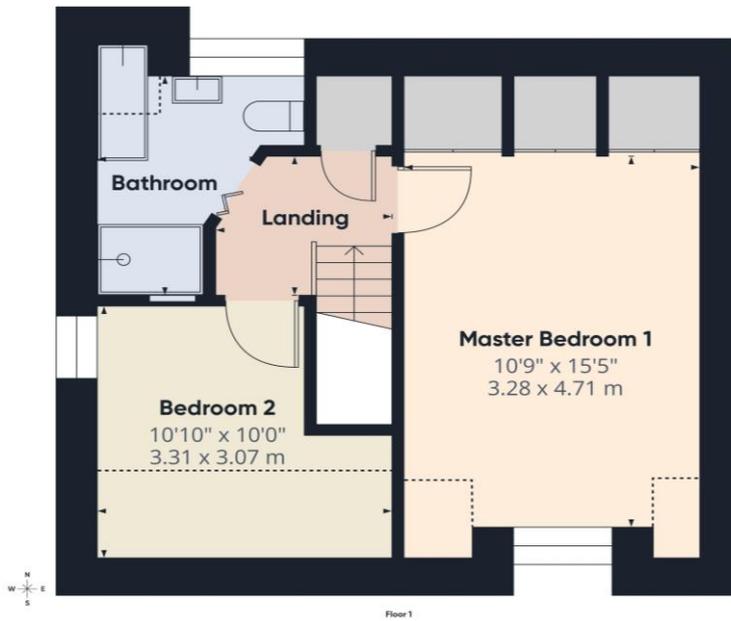
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

naea | propertymark  
PROTECTED

arla | propertymark  
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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 (circa. 2000) **4 BEDROOMED DETACHED FAMILY RESEDNCE** having an attractive part brick facade enjoying a sunny south facing position affording immaculate **FLEXIBLE ACCOMMODATION** over three floors that could easily be adapted to a 2 bedroomed dwelling with at the lower ground floor a self contained 1 bedroomed **Granny/Letting Flat** enjoying far reaching views over Carmarthen town and beyond being located on a bus route within walking distance of the local shop (Brynmeurig Stores), Llangunnor Community Park and Llangunnor Primary School, is within 1 mile of Carmarthen Railway Station and Dyfed Powys Police Headquarters, is within 1.25 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen and the property is located within 2.3 miles of 'Coleg Sir Gar' and 'Bro Myrddin Secondary School'. The property enjoying ease of access to the A40 and A48 trunk roads.*

**FIRST TIME ON THE MARKET SINCE 2014. GAS C/H with thermostatically controlled radiators.**

**MODERNISED AND UPDATED BY THE VENDOR TO INCLUDE the provision of FIRE DOORS TO THE GROUND FLOOR, KITCHEN AND BATHROOM FITMENTS ETC.**

**PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**SMOOTH SKIMMED CEILINGS. MOULDED WHITE PANELLED EFFECT INTERNAL DOORS.**

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

**PILLARED/CANOPIED ENTRANCE PORCH** with PVCu composite entrance door with opaque double glazed lights to

**RECEPTION HALL** with 2 USB charger ports. PVCu double glazed window. Radiator. Telephone point. Staircase to first floor. LVT flooring to a 'Herringbone design'.

**SEPARATE WC** with LVT flooring to a 'Herringbone' design. Radiator. PVCu opaque double glazed window. 2-Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and tiled splashback.

**FITTED KITCHEN/BREAKFAST ROOM 14' 5" x 10' 10" (4.39m x 3.30m)** overall 'L' shaped with LVT flooring to a 'Herringbone' design. Radiator. PVCu double glazed window with a far reaching view over Carmarthen town. PVCu part opaque double glazed door to the Balcony. Plumbing for washing machine. 13 Power points plus fused points. TV and telephone points. 4 USB charger ports. Range of fitted base and eye level kitchen units incorporating a breakfast bar, sink unit, electric oven, ceramic hob with splashback and canopied cooker hood. Recessed downlighting. Wall mounted gas fired central heating combi boiler. **Staircase to the lower ground floor.**

**BALCONY 18' x 7' 7" (5.48m x 2.31m)** overall. Close boarded fenced with PVC decked flooring enjoying a sunny south westerly aspect. 2 Power points. **Views are enjoyed over Carmarthen Town and beyond.**

**LOUNGE 20' 10" x 10' 7" (6.35m x 3.22m)** with 2 Radiators. Coved ceilings. 2 PVCu double glazed windows. 10 Power points. TV and telephone points.



**LOWER GROUND FLOOR** - The lower ground floor could easily be utilised as a self contained Granny/Letting unit.

**HALL** with tile effect vinyl floor covering. Radiator.

**FITTED KITCHEN** 7' 7" x 6' 2" (2.31m x 1.88m) with tile effect vinyl floor covering. Part tiled walls. PVCu double glazed window. Radiator. 6 Power points. Extractor fan. Fitted base kitchen units incorporating a sink unit.

**LOUNGE/BEDROOM 4** 13' 4" x 10' 10" (4.06m x 3.30m) overall 'L' shaped presently utilised as a TV/Cinema room with double aspect. PVCu double glazed window. PVCu double glazed double french doors to outside. Radiator. 6 Power points. TV point. Understairs storage cupboard.

**SHOWER ROOM** with vinyl floor covering. Radiator. Extractor fan. 2-Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with electric shower over and shower door.

**BEDROOM 3** 9' 11" x 12' 1" (3.02m x 3.68m) extending to 15'2" (4.62m) with radiator. PVCu double glazed window. Built-in cupboard/wardrobe. 6 Power points. TV and telephone points.

## **FIRST FLOOR**

**LANDING** with access to loft space. Double glazed velux window to the stairwell. Built-in cupboard off.

**DOUBLE BEDROOM 1** 15' 3" x 10' 7" (4.64m x 3.22m) plus eaves storage cupboard off with PVCu double glazed window. Radiator. TV and telephone points. 6 Power points.

**BATHROOM** 8' 9" x 7' 10" (2.66m x 2.39m) overall 'L' shaped with PVCu opaque double glazed window. Slate effect ceramic tiled floor. Part tiled walls. Towel warmer ladder radiator. 2 Extractor fans. Recessed downlighting. 3-Piece suite in white comprising WC, wash hand basin with fitted storage cupboard beneath and 'slipper' bath tub with shower attachment. Tiled double shower enclosure with hand held and and rainhead showers over.

**FRONT BEDROOM 2** 10' 1" x 7' 7" (3.07m x 2.31m) extending to 10' 10" (3.30m) with double glazed velux window. Part sloping ceilings. PVCu double glazed window to side. 4 Power points. TV and telephone points.

## **EXTERNALLY**

Brick walled/close boarded fenced tarmacadamed entrance drive providing ample private car parking with decorative slate bed. Side close boarded fenced 'Indian' slate paved/artificial grassed sun terrace enjoying a **sunny south facing position**. Pathway to rear. To the other side there is a pathway with **STORE SHED**. **OUTSIDE LIGHT, 2 POWER POINTS AND 2 WATER TAPS.**









**DIRECTIONS:** - From **Carmarthen town centre** travel over **Towy Bridge** **past** the Petrol Filling Station to the **roundabout and take the second exit** towards **Pensarn/Llangunnor**. Travel **past** 'ATS' and 'The Royal Mail Sorting Office' continuing **under 'Pont Pensarn'**. Travel up **'Babell Hill'** towards Llangunnor and at the **top of the hill** travel **past** the right hand turning for 'Brithdir', over the **speed bump** and **turn next left** into 'Heol Blaengwastod/Heol Login' (**signposted**). Travel **past** the two left hand turnings for 'Brynmeurig', entrance to 'Llangunnor Community Park' and **continue over the speed bump** and the property will be found on the **left hand side just after** the right hand turning for 'Llygad yr Haul' and **before** the turning into 'Elder Grove'.

**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 (metered), drainage and gas. 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: 7215