

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- VERY WELL PRESENTED DETACHED BUNGALOW.
- FITTED KITCHEN/DINING ROOM 21' 6" x 10' 5".
- WALKING DISTANCE VILLAGE SHOP/SUB POST OFFICE AND PUBLIC HOUSES.
- 2 BEDROOMS. L.P. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- JUST OFF A40 DUAL CARRIAGEWAY.
- 7 MILES SOUTH EAST OF CARMARTHEN.
- 1 MILE NATIONAL BOTANIC GARDEN.

Trudis
Porthyrhyd
Carmarthen SA32 8BN

£240,000 OIRO
FREEHOLD

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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.

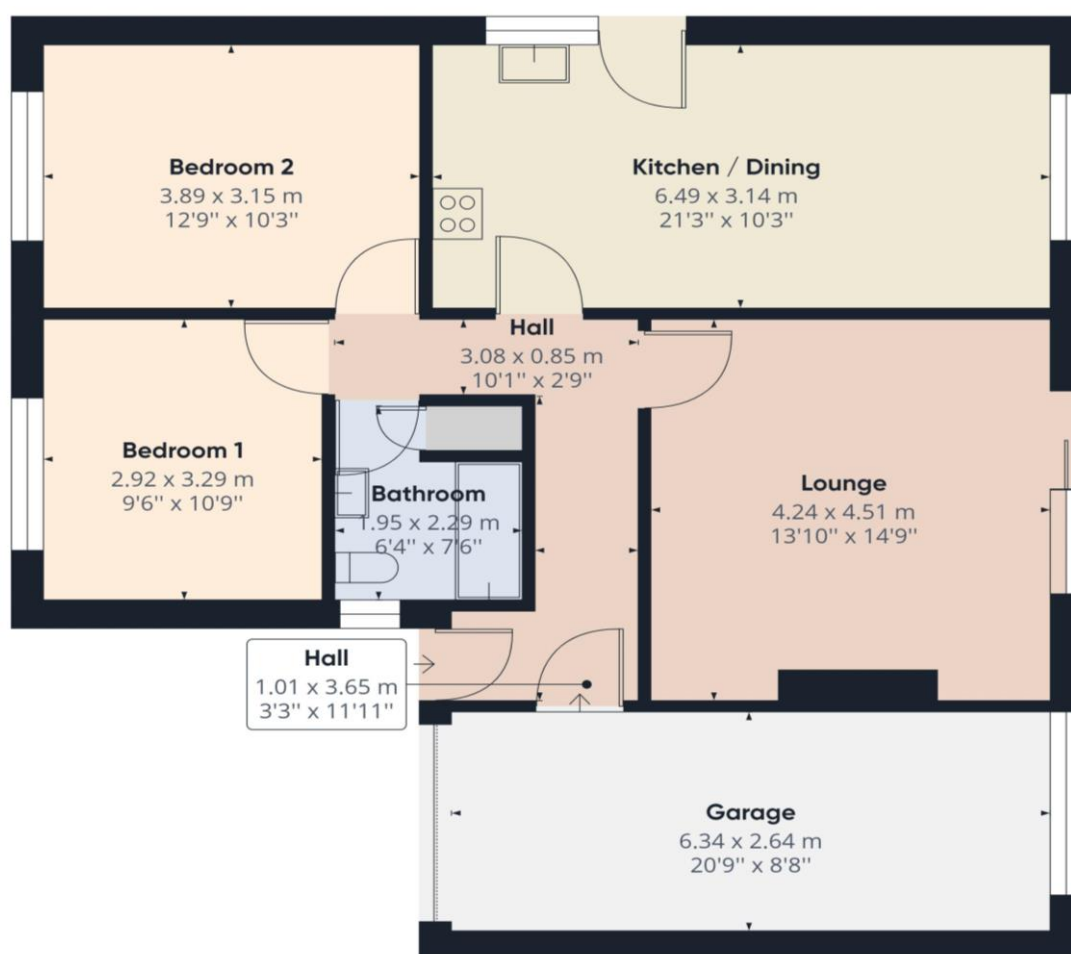
A very well presented most conveniently situated deceptively large 'L' shaped **2 BEDROOMED DETACHED BUNGALOW RESIDENCE** having an attractive part brick facade situated set slightly back off the road enjoying views to the front and rear being located within a **level walking distance** of the village shop/Sub Post Office and Public Houses at the centre of the popular village community of Porthyrhyd which in turn is situated on a **bus route just off** the A48 dual carriageway within **1 mile of the Primary School at Llanddarog**, is within **half a mile of the A48 dual carriageway**, is within **1 mile of the 'National Botanic Garden of Wales'** and is located **some 7 miles south east of the County and Market town of Carmarthen**. The Business Park at **Cross Hands** being approximately **4 miles distant** with the **M4 Motorway** some **8 miles away**.

L.P. GAS central heating with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT.**

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

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND IMPROVED BY THE VENDORS SINCE 2017 TO INCLUDE NEW CONVECTOR RADIATORS, NEW KITCHEN AND BATHROOM FITMENTS, NEW FLOORING, SOME NEW CEILINGS, REDECORATION ETC.



RECEPTION HALL with boarded effect laminate flooring. Radiator. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights. Door to the integral garage. 1 Power point.

LOUNGE 14' 10" x 14' (4.52m x 4.26m) with feature fireplace with oak mantel inset and polished slate hearth. TV and Telephone points. 8 Power points. **7' 8" Wide** PVCu double glazed sliding patio door to and overlooking the rear garden and from which a **view** is enjoyed. Radiator.



FITTED KITCHEN/DINING ROOM 21' 6" x 10' 5" (6.55m x 3.17m) with tiled effect laminate flooring. Double aspect. Recessed downlighting. Part tiled walls. PVCu double glazed window to side. PVCu double glazed bow window to rear overlooking the rear garden. Radiator. 10 Power points. TV and telephone points. Range of fitted base and eye level kitchen units with wood effect worksurfaces incorporating 2 pan drawers, integrated fridge and freezer, 1½ bowl sink unit, ceramic hob, fan assisted oven, canopied cooker hood and larder unit. 'Vaillant' wall mounted L.P. gas fired central heating combi boiler. C/h timer control. Part tiled walls. PVCu part opaque double glazed door to side.



INNER HALL with access via retractable loft ladder to partly boarded attic space with 1 power point and electric light. C/h thermostat control.



BATHROOM 7' 6" x 6' 4" (2.28m x 1.93m) overall with tile effect laminate flooring. Fully tiled walls. PVCu opaque double glazed window. Towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed in shower over and shower screen.

FITTED AIRING/LINEN CUPBOARD with radiator. Slatted shelving. Louvre door.

FRONT BEDROOM 1 10' 10" x 9' 7" (3.30m x 2.92m) with PVCu double glazed bow window. Radiator. TV and Telephone points. 5 Power points.



FRONT BEDROOM 2 12' 9" x 10' 4" (3.88m x 3.15m) with radiator. PVCu double glazed bow window. TV and Telephone points. 6 Power points.

EXTERNALLY

The bungalow occupies level easily manageable gardens that incorporate a tarmacadamed entrance drive and forecourt that extends to the front and towards the garage that provides ample private car parking and **space if so desired for a caravan/motorhome**. Laurel hedged front lawned garden. Paved pathways to either side. There is to the rear a **sunny south facing paved sun terrace and close boarded fenced lawned garden**. The rear garden enjoys a sunny south westerly aspect with rural views. **OUTSIDE LIGHT AND WATER TAP. L.P. GAS STORAGE TANK.**



INTEGRAL GARAGE 21' 2" x 8' 8" (6.45m x 2.64m) with up and over garage door. Radiator. PVCu opaque double glazed window. Plumbing for washing machine. PVCu part opaque double glazed door to rear. 4 Power points.

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: -**





DIRECTIONS: - Porthyrhyd can be approached from the **Carmarthen/Llanddarog, Nantgaredig or Drefach/Cross Hands** directions. From the **centre of the village of Porthyrhyd** travel **past** the Village Shop/Sub Post Office **towards Drefach/Tumble/Cross Hands** and the property is the **third on the right hand side just after** the Cemetery and right hand turning **just before** leaving the village towards Drefach.

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

COUNCIL TAX: – BAND D. 2022/23 = £1,714.64p. *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

19.04.2022 - REF: 6344