

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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- **3 BEDROOMED BAY FRONTED SEMI-DETACHED BUNGALOW.**
- **LARGE LOUNGE/DINING ROOM.**
- **SCOPE TO ENLARGE THE ACCOMMODATION INTO THE ATTIC SPACE - STP.**
- **2 MILES DYFED/POWYS POLICE HEADQUARTERS.**
- **WELL PRESENTED ACCOMMODATION.**
- **L.P. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **QUARTER MILE A48 TRUNK ROAD.**
- **3 MILES CARMARTHEN TOWN CENTRE.**

Llwyn Haf
Nantycaws
Carmarthen SA32 8ES

£227,500 OIRO
FREEHOLD

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The Property
Ombudsman

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A very well presented most conveniently situated traditionally built **BAY FRONTED 3 BEDROOMED SEMI-DETACHED BUNGALOW** having an attractive part brick facade that has been **updated by the vendors since 2017** situated set slightly back off and at the **centre of the village community of Nantycaws** within **half a mile of the A48 'Carmarthen to Cross Hands' dual carriageway**, is within **2 miles of Dyfed/Powys Police Headquarters** and is within **3 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen**. The property being located on a regular bus route.

SCOPE TO ENLARGE THE ACCOMMODATION INTO THE ATTIC SPACE **subject** to the necessary consents being obtained.

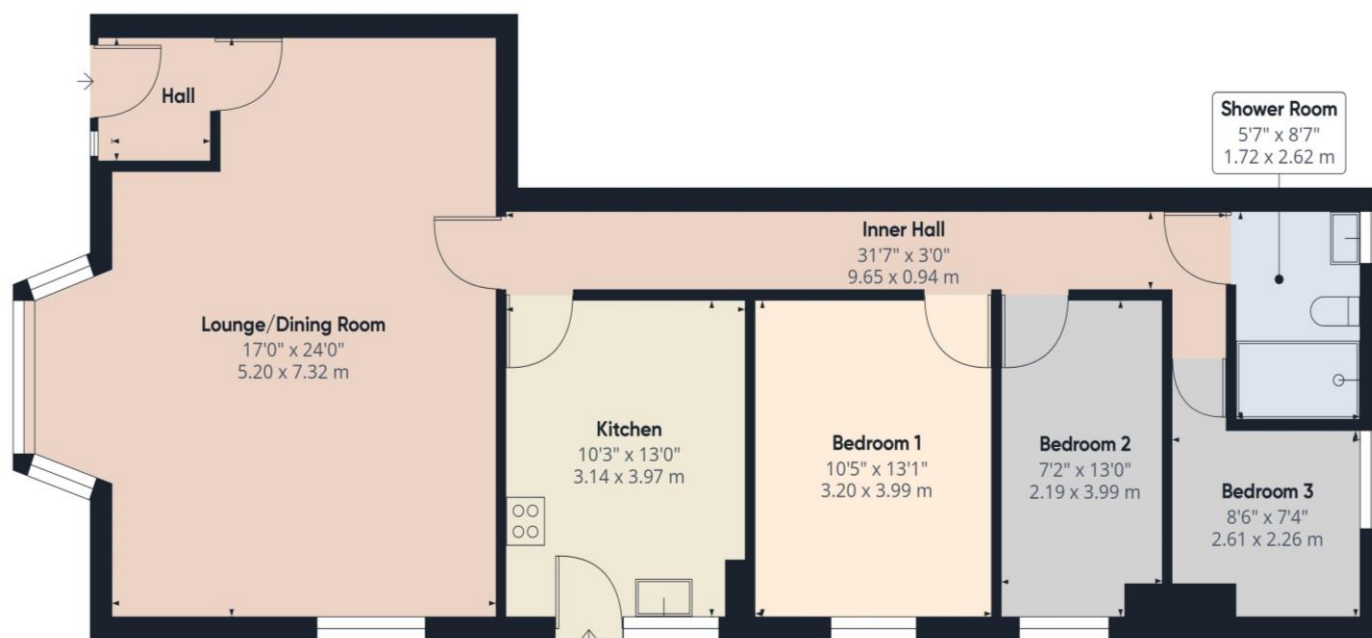
L.P. GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. SMOOTH SKIMMED CEILINGS.

8' 9" (2.67M) CEILING HEIGHTS. PLASTIC FASCIA AND SOFFIT.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT A NEW CENTRAL HEATING BOILER AND NEW SHOWER ROOM FITMENTS HAVE BEEN PROVIDED SINCE 2017.



RECEPTION HALL 5' 3" x 5' 2" (1.60m x 1.57m) with PVCu part opaque double glazed entrance door and side screen with opaque glazed lights to

LOUNGE/DINING ROOM 24' 2" x 17' 1" (7.36m x 5.20m) overall 'L' shaped **plus 8' 9" (2.67m)** wide PVCu double glazed bay window. Double aspect. 3 Radiators. Recessed downlighting. PVCu double glazed window to side. 14 Power points. Telephone point.

INNER HALL 31' 9" (9.67m) in depth with access to loft space. Smoke alarm. Radiator. Recessed downlighting. Passive air ventilation unit.

FITTED KITCHEN 13' 1" x 10' 3" (3.98m x 3.12m) with radiator. Plumbing for washing machine. Boarded effect laminate flooring. Recessed downlighting. Part tiled walls. PVCu double glazed window. PVCu part opaque double glazed door to side. 8 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a double oven, 1.5 bowl sink unit, ceramic hob, cooker hood, integrated dishwasher, fridge and freezer. Wall mounted L.P. gas c/h boiler.

SIDE BEDROOM 1 13' 2" x 10' 6" (4.01m x 3.20m) with radiator. PVCu double glazed window. 7 Power points. TV point.

SIDE BEDROOM 2 13' 2" x 7' 2" (4.01m x 2.18m) with radiator. PVCu double glazed window. 2 Power points.

SHOWER ROOM 8' 8" x 5' 7" (2.64m x 1.70m) with boarded effect ceramic tiled floor. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Recessed downlighting. Extractor fan. Part tiled walls. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising wash hand basin with fitted storage drawers beneath and WC. 5' 6" (1.68m) wide shower enclosure with hand held and rainhead showers and shower screen.

REAR BEDROOM 3 8' 7" x 7' 5" (2.61m x 2.26m) ext. to 10' 3" (3.12m) overall with radiator. PVCu double glazed window. 4 Power points. Electricity consumer unit.

EXTERNALLY

Walled decoratively stoned entrance drive and parking area to fore providing ample private car parking and turning with raised beds. Side decoratively stoned pathway. Rear enclosed walled/close boarded fenced decoratively stoned garden measuring 36' x 21' (10.97m x 6.4m).

OUTSIDE LIGHT. WATER TAP. 2 OUTSIDE POWER POINTS. L.P. GAS STORAGE TANK.







DIRECTIONS: - From **Carmarthen** take the '**Llangunnor Road**' **passing** the turning for 'Capel Dewi' and **continue past the entrance** to Dyfed/Powys Police Headquarters. Travel for a **further 1 mile approx.** and **upon entering Nantycaws** the property will be found on the **left hand side just after** a left hand turning that leads to 'Gwynfan' and the bus shelter/stop and **before** the red letter box.

ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8901-6249-6729-1296-1663.

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

COUNCIL TAX: – BAND D 2024/25 = £1,969.81p. *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. *Details amended 22.10.24.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

08.07.2024 - REF: 6853