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Properties

GERALD R.
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- **ATTRACTIVE DETACHED BUNGALOW.**
- **FIRST TIME ON THE MARKET SINCE 2013.**
- **CONSERVATORY. GAS C/H.**
- **BORDERING THE COUNTRYSIDE.**
- **WALKING DISTANCE GLANGWILI HOSPITAL.**
- **IMMACULATE VERY WELL PRESENTED ACCOMMODATION.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE (1.3 MILES).**

**Rhiwlas, No 35 Ael y Bryn,
Tanerdy,
Carmarthen SA31 2HB**

£299,950 OIRO
FREEHOLD

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



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.

An immaculate very well presented conveniently situated traditionally built (circa. 1988/90) **3 BEDROOMED/2 RECEPTION ROOMED DETACHED 'L' shaped BUNGALOW RESIDENCE** having attractive brick elevations being located in a **much sought after residential area** bordering the countryside towards the head of an established residential estate of varying types and designs on a **bus route and within walking distance** of Glangwili General Hospital (0.8 of a mile), is within **walking distance** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** (1.3 miles) and the property is located within **1.3 miles of the A40 trunk road at Glangwili**. The property enjoying ease of access to the A48/A484 and A485 trunk roads.

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

STIPPLED/SMOOTH SKIMMED AND COVED CEILINGS. PLASTIC FASCIA.

7' 10" (2.39m) CEILING HEIGHTS.

FROM THE REAR OF THE PROPERTY VIEWS ARE ENJOYED OVER THE LOWER TOWY VALLEY AND CARMARTHEN TOWARDS LLANGUNNOR AND BEYOND AND OVER FARMLAND TOWARDS 'CWMOERNANT WOODS'.

APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2013 A NEW CENTRAL HEATING BOILER WAS INSTALLED IN JULY OF 2019, A 'LEEKES' CONSERVATORY WAS PROVIDED IN 2014, NEW INTERNAL DOORS HAVE BEEN PROVIDED, A RESIN COATING HAS BEEN PROVIDED TO THE DRIVEWAY (2021), PROVISION OF A LOFT LADDER, SOME NEW FLOOR COVERINGS, PROVISION OF A NEW FRONT ENTRANCE DOOR (2019) ETC.



SIDE RECESSED ENTRANCE PORCH with PVCu part opaque double glazed entrance door and side screen (2019) to

RECEPTION HALL 8' 11" x 5' (2.72m x 1.52m) with tile effect vinyl floor covering. Smoke alarm. 2 Power points. Telephone point.

LOUNGE 16' 9" x 11' 9" (5.10m x 3.58m) with boarded effect flooring. 2 Radiators. Fitted gas fire to feature fireplace. TV point. 6 Power points. PVCu double glazed picture window with a [view](#) towards 'Cwmoernant Woods'. Glazed double doors to

DINING ROOM 11' 10" x 9' 8" (3.60m x 2.94m) with boarded effect flooring. Upright panel radiator. 4 Power points. glazed door to the kitchen. PVCu double glazed double French doors to

CONSERVATORY 10' 5" x 9' 3" (3.17m x 2.82m) with porcelain tiled floor. PVCu double glazed on a dwarf wall under a PVCu double glazed glass roof. Electric heater. 6 Power points. PVCu double glazed double French doors to and overlooking the rear garden. From the Conservatory [views](#) are enjoyed over the lower Towy Valley and Carmarthen and over the adjoining farmland towards 'Cwmoernant Woods'.

FITTED KITCHEN/BREAKFAST ROOM 11' 10" x 9' 8" (3.60m x 2.94m) with ceramic tiled floor. Radiator. PVCu double glazed window. PVCu opaque double glazed door to side. Plumbing for washing machine. Part tiled walls. 11 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a sink unit, glazed/open fronted display units. Canopied cooker hood and integrated dishwasher.

INNER HALL with 1 power point. Radiator. Access via retractable loft ladder to partly boarded loft space with electric light. Tile effect vinyl floor covering.

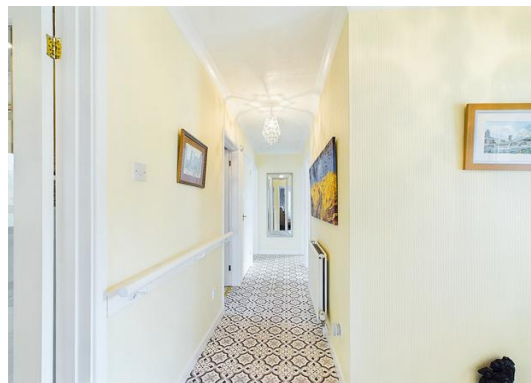
BUILT-IN AIRING/LINEN CUPBOARD with 'ideal Exclusive' wall mounted gas fired central heating boiler. Slatted shelving.

SHOWER ROOM 9' 4" x 6' 11" (2.84m x 2.11m) overall 'L' shaped with tile effect vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Fully tiled walls. Extractor fan. 2 Piece suite in white to fitted bathroom furniture with fitted storage cupboards comprising wash hand basin and WC. Shower enclosure with fitted shower seat, plumbed in shower over and shower door.

SIDE BEDROOM 1 8' 11" x 7' 11" (2.72m x 2.41m) with boarded effect laminate flooring. Radiator. PVCu double glazed window. Fitted bedroom suite. 4 Power points. This room is presently utilised as a home office.

SIDE BEDROOM 2 11' 10" x 10' 5" (3.60m x 3.17m) overall 'L' shaped with radiator. PVCu double glazed window. 6 Power points.

FRONT BEDROOM 3 11' 10" x 11' 2" (3.60m x 3.40m) overall slightly 'L' shaped. PVCu double glazed window overlooking the front garden. Radiator. 6 Power points. TV point.



EXTERNALLY

The bungalow occupies landscaped gardens that incorporate a front lawned garden with dwarf box hedging and herbaceous/decoratively stoned borders. There is a resin coated entrance drive that leads to the garage and provides car parking for upto 4 vehicles. Gated pathways to either side. There is to the rear a lawned garden with concreted patio having herbaceous borders and a paved sun terrace with beyond a garden area with apple trees and fruit bushes that incorporate **steps down to 'Heol Penlanffos'**. From the rear garden **views** are enjoyed over the Lower Towy Valley and Carmarthen and surrounding farmland towards 'Cwmoernant Woods'. **OUTSIDE LIGHT and WATER TAP.**

ADJOINING GARAGE 16' 3" x 9' 10" (4.95m x 2.99m) with electronically operated up-and-over garage door. 2 Power points. Access to loft space. Electricity consumer unit. PVCu double glazed window.

GARDEN STORE SHED 6' x 4' (1.83m x 1.22m)







DIRECTIONS: - From **Carmarthen town centre** travel along 'Priory Street' **towards** Glangwili General Hospital and having past **Tanerdy Petrol Filling Station and Convenience Store** **turn left just before 'Tafarn Tanerdy'** into 'Heol Penlanffos'. Travel **up the hill** past the right hand turning for 'Clos Cwnin' and **left hand turning** for 'Glynderi' and **turn next right** into 'Ael y Bryn'. Continue towards the head of the estate and the property will be found on the **left hand side just before** the turning area.

ENERGY EFFICIENCY RATING: - D (65).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9002-0200-8304-6313-9314.

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

COUNCIL TAX: – BAND E 2025/26 =£2,767.19p. **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

29.09.2024 - REF: 6919

Details amended – 29.07.25