

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- INDIVIDUALLY BUILT DETACHED BUNGALOW.
- 2 BATHROOMS/WC's (2023).
- GAS C/H (2021/22).
- PVCu DOUBLE GLAZED WINDOWS.
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- SOUGHT AFTER AREA.
- 3 BEDROOMS. 2 LIVING ROOMS.
- WALKING DISTANCE AMBULANCE STATION, HOSPITAL AND ABERGWILI PRIMARY SCHOOL.
- EASE OF ACCESS TO A40, A484, A485 AND A48 TRUNK ROADS.

Heddfan
No 94 Abergwili Road
Carmarthen SA31 2HJ

£295,000 OIRO
FREEHOLD

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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.

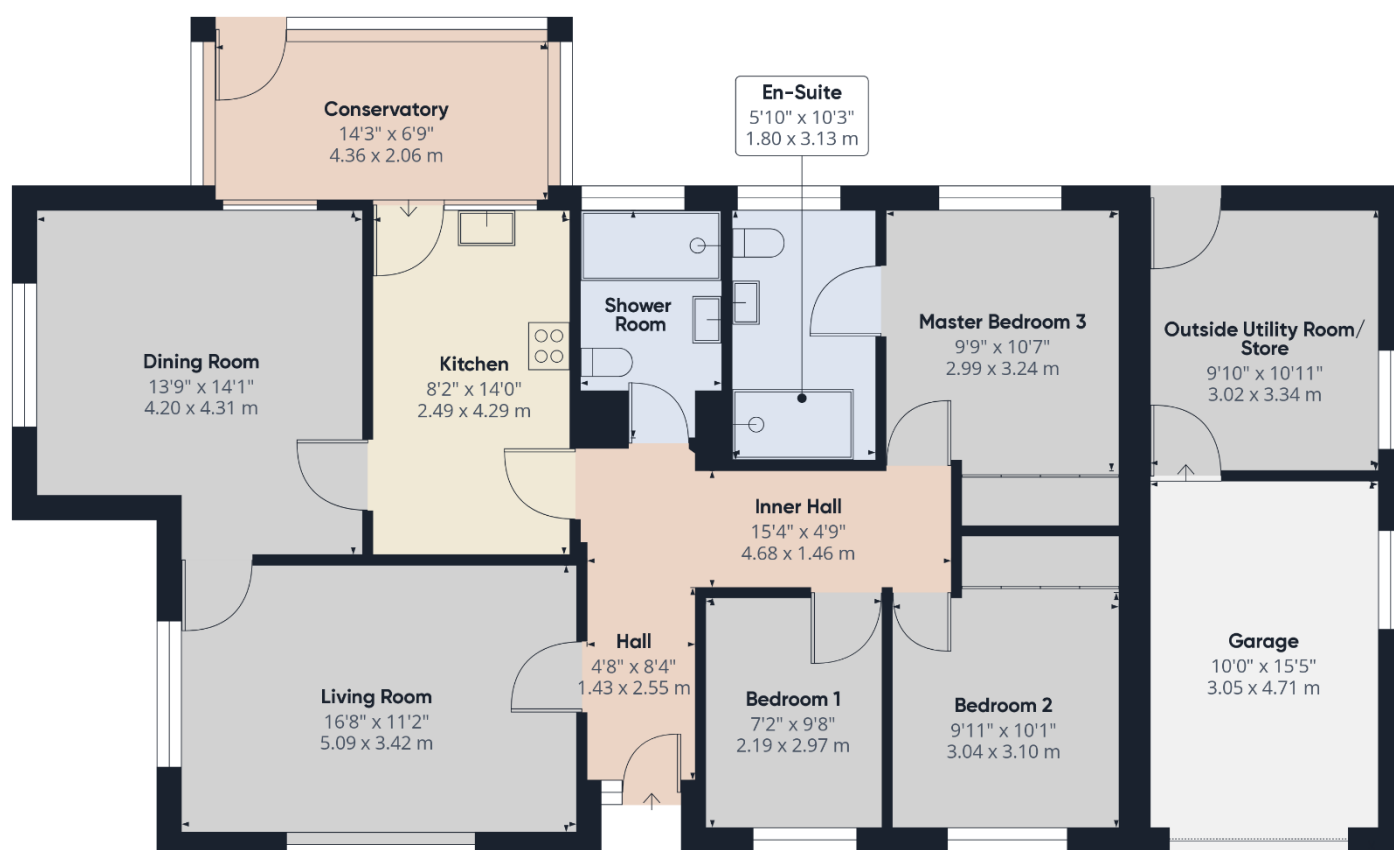
A most conveniently situated modern **individually built and traditionally constructed** (1970) **3 BEDROOMED DETACHED BUNGALOW** situated in a **much sought after area** set slightly back off the road within **walking distance** of the **Ambulance Station, Abergwili Primary School (0.75 of a mile), Glangwili General Hospital (0.70 of a mile)** and within **1.5 miles (relatively level walk)** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying ease of access to the A40, A48, A484 and A485 trunk roads.

GAS C/H with thermostatically controlled radiators – **New boiler 2021** and **new radiators 2022**.

PVCu DOUBLE GLAZED WINDOWS.

8' 2" (2.49m) CEILING HEIGHTS. COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS SHOULD NOTE THAT THE LAND AT REAR HAS THE BENEFIT OF OUTLINE PLANNING PERMISSION FOR THE SITING OF 9 DWELLINGS UNDER PLANNING REFERENCE NUMBER PL/05745. THE APPLICATION MAY BE VIEWED ONLINE BY VISITING www.carmarthenshire.gov.wales AND BY SEARCHING THE PLANNING SECTION OF THEIR WEBSITE.



SIDE RECESSED ENTRANCE PORCH with ceramic tiled floor. PVCu opaque double glazed window and side screen to

RECEPTION HALL 14' 1" x 4' 9" (4.29m x 1.45m) with radiator. 2 Power points. Door to

LIVING ROOM 16' 9" x 11' 4" (5.10m x 3.45m) with 2 radiators. Fitted gas fire - **NOT TESTED**. Double aspect. 8 Power points. Telephone point. 2 PVCu double glazed picture windows. Door to

DINING ROOM 14' 3" x 13' 11" (4.34m x 4.24m) overall with double aspect. 2 PVCu double glazed windows. Hive active heating control. 4 Power points. Radiator. Doors to the Living room and



FITTED KITCHEN/BREAKFAST ROOM 14' 2" x 8' 2" (4.31m x 2.49m) overall with ceramic tiled floor. Part tiled walls. 11 Power points. Radiator. Range of fitted base and eye level kitchen units incorporating a gas hob, sink unit, electric oven and breakfast bar. Telephone point. Plumbing for washing machine.

FITTED AIRING/LINEN CUPBOARD with pre-lagged hot water cylinder.

CONSERVATORY 14' 5" x 6' 9" (4.39m x 2.06m) with ceramic tiled floor. Half PVCu double glazed under a polycarbonate roof. 2 Power points. PVCu double glazed door to side.

SHOWER ROOM (2023) 9' 6" x 5' 9" (2.89m x 1.75m) overall with tile effect vinyl floor covering. Radiator. Chrome towel warmer ladder radiator. Extractor fan. PVCu opaque double glazed window. Shaver point. Waterproof panelled walls. Fitted floor to ceiling cupboard. 2 Piece suite in white comprising pedestal wash hand basin and WC. **5' 9" (1.75m) wide** shower enclosure with plumbed in shower over. Recessed downlighting.

INNER HALL 10' 9" x 4' 10" (3.27m x 1.47m) with access to loft space with **new Gas Boiler installed in 2021.**

SIDE BEDROOM 1 9' 10" x 7' 3" (2.99m x 2.21m) with radiator. PVCu double glazed window. 3 Power points.

SIDE BEDROOM 2 10' 1" x 9' 11" (3.07m x 3.02m) plus wall to wall/floor to ceiling fitted wardrobes. Radiator. 5 Power points. PVCu double glazed window.

MASTER BEDROOM 3 10' 7" x 10' (3.22m x 3.05m) plus wall to wall/floor to ceiling fitted wardrobes. 3 Power points. Radiator. PVCu double glazed window to side.

EN-SUITE SHOWER ROOM (2023) 10' 3" x 5' 10" (3.12m x 1.78m) with tile effect vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Radiator. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Waterproof panelled walls. Extractor fan. Recessed downlighting. **5' 10 (1.78m) wide** shower enclosure with plumbed in shower over.

EXTERNALLY

The bungalow occupies level enclosed landscaped gardens that incorporate a walled lawned and decoratively stoned front garden with tarmacadamed entrance drive that leads past the side of the bungalow to the rear where there is a secondary access off the private side lane (right of way), lawned area off. Gated side pathway to one side with beyond a paved terrace and lawned garden. 5' 3" (1.6m) wide walled paved pathway to rear. **The bungalow has the benefit of a vehicular/pedestrian right of way over the side lane to the gates that are opposite and in front of the garage door.**



ADJOINING GARAGE 15' 5" x 10' (4.70m x 3.05m) with water tap. 3 Power points. Up-and-over garage door.

ADJOINING WORKSHOP/OUTSIDE UTILITY ROOM 11' x 10' (3.35m x 3.05m) with 2 power points. PVCu single glazed window to rear.

NOTE

Applicants should note that planning permission has been obtained for the siting of residential development to the land at rear of the bungalow under **Planning Reference No. PL/05745 for the siting of 9 dwellings**. The application can be viewed online by visiting www.carmarthenshire.gov.wales and by searching the planning portal with the reference No **PL/05745**. The access to this proposed development will be over the existing lane between Nos 93 and 94 'Abergwili Road' and over which 'No 94 Abergwili Road' will have the benefit of a right of way to access the gated entrance drive and garage.







THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen town centre** travel along either 'Priory Street' or 'Richmond Terrace' passing over the '**Old Oak**' roundabout and continue **past** the **Roman Amphitheatre** continuing along 'Abbey Mead' and **past Tanerdy Petrol Filling Station and Convenience Store** to the **roundabout**. Take the **second exit towards Abergwili** travelling **past** the right hand turning for 'Brynderwen' and the Ambulance Station on the left. Travel over the 'fly-over', past '**Chris Thomas Wholesale Fruiterers**' and the bungalow will be found a **little further along** on the **left hand side**.

ENERGY EFFICIENCY RATING: - D (63).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0995-1210-7104-4515-0304.

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

COUNCIL TAX: – BAND E 2023/24 = £2,373.61p. *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

13.01.2024 - REF: 6740