

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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- MODERN DETACHED BUNGALOW.
- 3 BEDROOMS. SPACIOUS LOUNGE.
- FRONT AND REAR GARDENS.
- WALKING DISTANCE VILLAGE SHOP/POST OFFICE, PRIMARY SCHOOL AND VILLAGE PUBS/RESTAURANTS.
- NO FORWARD CHAIN.
- FITTED KITCHEN/DINING ROOM.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND CROSS HANDS.

No 3 Brynhyfryd
Llanddarog
Carmarthen, SA32 8PF

£270,000 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.

*A most conveniently situated traditionally built (circa. 1970's) modern **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** having an attractive part brick facade situated towards the beginning of an established sought after cul-de-sac of similar type dwellings towards the periphery of yet within **walking distance of the Village Shop/Post Office, Primary School and Public Houses/Restaurants at the centre of the popular village community of Llanddarog** which in turn is located **just off the A48 Carmarthen to Cross Hands dual carriageway within 1.5 miles of the Village Shop/Post Office at the centre of Porthyrhyd**, is within **2.5 miles of the National Botanical Garden of Wales**, is located within **6 miles of the Business Park and centre of Cross Hands**, is within **7 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is situated some **9.5 miles of the M4 Motorway**.*

OIL C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

TEXTURED/SMOOTH SKIMMED CEILINGS - SOME COVED.

PINE PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.



RECESSED ENTRANCE PORCH with terrazzo tiled floor. PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 16' 7" x 4' 10" (5.05m x 1.47m) with 2 power points. Radiator. Tiled floor. C/h timer and thermostat controls.

FRONT BEDROOM 1 14' 5" x 10' 10" (4.39m x 3.30m) with PVCu double glazed picture window. Radiator. 3 Power points. TV aerial cable.

LOUNGE 16' 7" x 13' 7" (5.05m x 4.14m) with 2 radiators. PVCu double glazed picture window to fore. 6 Power points. 2 Wall light fittings. TV point.

FITTED KITCHEN/DINING ROOM 18' x 11' (5.48m x 3.35m) ext. to 13' 6" (4.11m) overall with boarded effect vinyl floor covering. Double aspect. 2 PVCu double glazed windows - 1 overlooking the rear garden. Smoke alarm. Radiator. PVCu part double glazed door to rear. Part tiled walls. 7 Power points. Range of fitted base and eye level kitchen units incorporating a 'dresser' style unit, open fronted display units, electric oven, ceramic hob, cooker hood and 1.5 bowl sink unit.

BUILT-IN CUPBOARD housing the 'Worcester Greenstar Camray 18/25' central heating boiler.

INNER HALL with access to loft space. **FITTED AIRING/LINEN CUPBOARD** with pre-lagged hot water cylinder with immersion heater. Slatted shelf.

FITTED CLOAKS CUPBOARD with double door. Hanging rail.

REAR BEDROOM 2 11' 8" x 8' 4" (3.55m x 2.54m) with radiator. PVCu double glazed French door and side screens to and overlooking the rear garden. 5 Power points.

REAR BEDROOM 3 11' 8" x 9' 11" (3.55m x 3.02m) with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points.

BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m) with part tiled walls. Vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Shaver point. 3 Piece suite in white comprising WC, wash hand basin with fitted storage cupboards beneath and shower bath with plumbed-in dual head shower over and shower screen.

EXTERNALLY

Open plan front lawned garden. Tarmacadamed entrance drive providing private car parking that leads to the garage. Gated pathways to either side. Rear sunny south facing paved terrace with enclosed lawn beyond that affords a **good degree of privacy**. Ornamental pond. **OUTSIDE LIGHT, WATER TAP and POWER POINT. OIL STORAGE TANK. GREENHOUSE.**



ADJOINING GARAGE 16' 10" x 8' 11" (5.13m x 2.72m) with up-and-over garage door. PVCu double glazed window. 2 Power points.





DIRECTIONS: - From **Carmarthen** take the **A48 dual carriageway east towards Cross Hands/Swansea** and having **past** 'Mile End' Petrol Filling Station and the **entrance** to the 'Recycling Centre' **turn right for Llanddarog across the dual carriageway (signposted)**. Continue into the centre of the village and **turn right opposite** the 'White Hart Inn' Public House for **Cwmisfael (signposted)**. Travel a **short distance along this road** and **turn first left** into **Brynhyfryd** (signposted). Continue a short distance into the cul-de-sac and **No 3 is the first on the right hand side.**

ENERGY EFFICIENCY RATING: - D (66).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8705-6347-2122-1807-2803.

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

COUNCIL TAX: – BAND E 2025/26 = ££2,618.56p. **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 16.08.24 and 20.01.25.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.07.2024 - REF: 6863

Details amended – 28.05.25