

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- PERIOD DETACHED 'bungalow style' COTTAGE.
- 2 DOUBLE BEDROOMS. OIL C/H.
- DETACHED GARAGE AND WORKSHOP.
- PRIVATE SUNNY SOUTH FACING REAR GARDEN.
- SHORT WALK PUBLIC HOUSE/RESTAURANT.
- 2 MILES NORTH OF LLANSTEFFAN BEACH.
- 7 MILES 'QE HIGH' SCHOOL AND LEISURE CENTRE AT JOHNSTOWN.
- 8.5 MILES CARMARTHEN TOWN CENTRE.

Haulfryn
Llanybri
Carmarthen SA33 5HQ

£225,000 OIRO
FREEHOLD

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The Property
Ombudsman

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*A conveniently situated traditionally built period **DETACHED** double fronted **2 DOUBLE BEDROOMED 'bungalow' style COTTAGE** having an **attractive stone facade** located at **the centre of the rural village community of Llanybri** that offers a thriving Public House/Restaurant and which in turn is located amidst the countryside some **2 miles north of the sandy beach, Primary School, local shop and Castle at Llansteffan**, is within **2 miles of Tywi Boat Club** on the B4312 'Llansteffan Road', is located some **5 miles south of the A40 dual carriageway at Bancyfelin**, is within **7 miles of 'QE High' Secondary School and the Leisure Centre at Johnstown** and the property is located some **8.5 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

OIL CENTRAL HEATING with some radiators thermostatically controlled.

DOUBLE GLAZED WINDOWS. 8' 2" (2.49m) CEILING HEIGHTS. PLASTIC FASCIAS.

SMOOTH SKIMMED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 21' 10" (6.65m) in depth with opaque glazed/panelled entrance door. Radiator. Access to loft space. Electric meter and consumer unit. C/h thermostat control. 2 Power points.

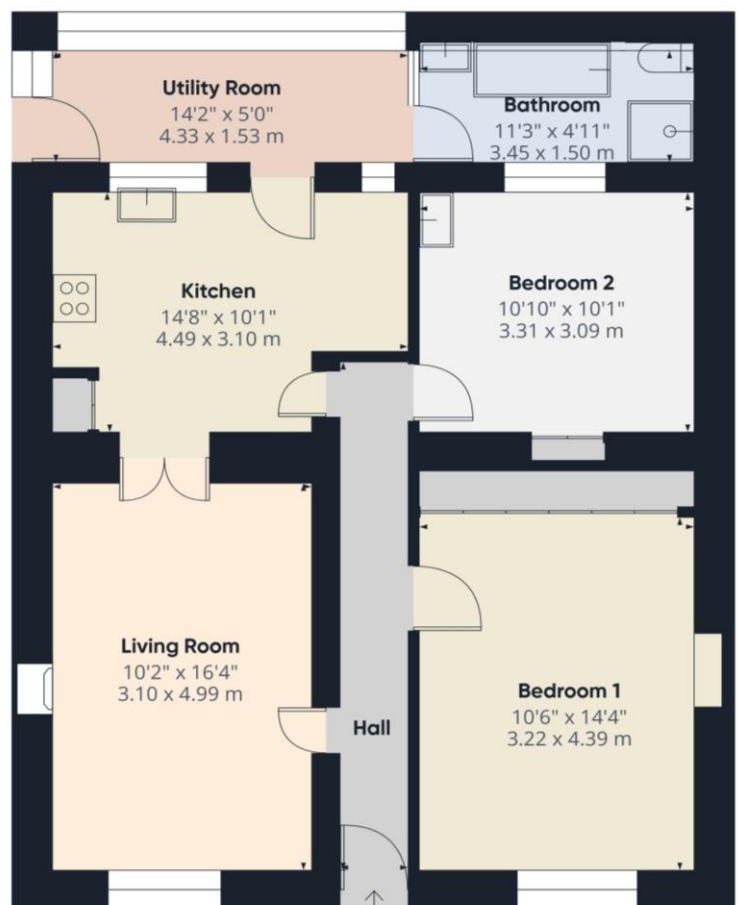
LIVING ROOM 16' 5" x 10' 3" (5.00m x 3.12m) with radiator. Double glazed window to fore. Smoke alarm. 6 Power points. Multi-fuel stove on tiled hearth with pine surround - not tested. Opaque glazed/panelled pine double doors to the kitchen.

FRONT BEDROOM 1 14' 6" x 10' 4" (4.42m x 3.15m) plus wall to wall/floor to ceiling fitted wardrobes with 3 pairs of double louvre doors. One wall of exposed stone. Radiator. Double glazed window. 4 Power points.

REAR BEDROOM 2 10' 11" x 10' 2" (3.32m x 3.10m) with wash hand basin having a tiled splashback and fitted storage cupboard beneath. Opaque single glazed window. 6 Power points. Radiator. Built-in cupboard with double doors.

FITTED KITCHEN/DINING ROOM 14' 10" x 10' 1" (4.52m x 3.07m) overall 'L' shaped with ceramic tiled floor. 2 Single glazed windows in hardwood surrounds. Smoke alarm. Radiator. Telephone point. Part tiled walls. Range of fitted base and eye level oak fronted kitchen units incorporating a 1.5 bowl sink unit, hob, electric cooker and cooker hood. 7 Power points. Opaque glazed/boarded door to the Utility Room.

FITTED BOILER CUPBOARD housing the 'Worcester Heatslave 12/18' oil fired central heating boiler.



UTILITY ROOM 14' 4" x 5' (4.37m x 1.52m) with 6 PVCu double glazed windows. Polycarbonate roof. Plumbing for washing machine. 4 Power points. Cloak hook. PVCu double glazed door to outside. Door to

BATHROOM 11' 6" x 14' 11" (3.50m x 4.54m) with shaver point. Part tiled walls. Radiator. Double glazed 'Velux' window. 3 Piece suite in white comprising pedestal wash hand basin, panelled bath and WC. Shower enclosure with electric shower over, curtain and rail.

EXTERNALLY

Un-restricted on street parking is available immediately to fore. Pillared, dwarf stone walled concreted forecourt. Double gated walled concreted side entrance drive that provides ample private car parking and that leads to the garage. Rear sunny south facing garden incorporating a paved/crazy paved patio, raised herbaceous borders and a part walled lawned garden with central pathway. **The rear lawned garden extends for a depth of approximately 40ft. (12.19m) and has fruit trees. OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**

DETACHED GARAGE

ADJOINING WORKSHOP

LEAN-TO FORMER FUEL STORE 10' 2" x 5' 2" (3.10m x 1.57m)







DIRECTIONS: - From **Carmarthen** take the **B4312 'Llansteffan Road'** south **through** Johnstown towards Llansteffan travelling **past** the 'QE High' Secondary School and the Leisure Centre. Continue **through the village of Llangain past** the turning for the 'Pant yr Athro' establishment and 'Mansion House' Restaurant/Function Rooms and **turn next right opposite** the **Tywi Boat Club** for **Llanybri** (signposted). Follow the signs into the village of Llanybri and the property will be found in the **centre of the village** on the **left hand side just after 'The Farmers Arms' Public House/Restaurant** and the site of the former Chapel **before** a 'T' junction with the road that leads to Llansteffan.

ENERGY EFFICIENCY RATING: - E (48).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2608-6074-7297-5603-7930.

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

COUNCIL TAX: - BAND C. 2025/26 = £1,905.59p. *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

01.07.2025 - REF: 7081