



- **MODERN DETACHED HOUSE.**
NO FORWARD CHAIN.
- **4 BEDROOMS** (of double proportions).
- **OIL C/H. PVCu DOUBLE GLAZED**
WINDOWS.
- **4 MILES NORTH OF GLANGWILI HOSPITAL**
AND A40 TRUNK ROAD.
- **ON SMALL CUL-DE-SAC.**
- **3 LIVING ROOMS. 2 BATHROOMS. 3 WC's.**
- **FIRST TIME ON THE OPEN MARKET.** ON
REGULAR BUS ROUTE.
- **5 MILES NORTH OF CARMARTHEN.**
- **10 MILES SOUTH OF LLANDYSUL.**

**Telynfa, No 4 Bro Helyg,
Rhydargaeau,
Carmarthen SA32 7DT**

£395,000 OIRO
FREEHOLD

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A most conveniently situated well presented traditionally built (1986) **4 BEDROOMED DETACHED FAMILY RESIDENCE** with 3 **LIVING ROOMS** having an attractive part brick facade situated on a small established cul-de-sac of varying types and designs at Rhydargaeau which in turn is located on the A485 Carmarthen to Lampeter trunk road (regular bus route) within 2 miles of 'Gwalia' Petrol Filling Station /Convenience Store/Sub Post Office, is within 2.5 miles of the Primary School at Peniel, is within 3 miles of the recreational ground at Bronwydd Arms, is located some 4 miles north of Glangwili General Hospital and the A40 trunk road and is within 5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The Teifi valley town of Llandysul being approximately 10 miles north.

FIRST TIME ON THE OPEN MARKET. PVCu DOUBLE GLAZED WINDOWS (2015).

FROM THE REAR OF THE PROPERTY A RURAL VIEW IS ENJOYED. OIL CENTRAL HEATING.

8' 1" (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR. TEXTURED AND COVED CEILINGS.

NO FORWARD CHAIN. THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor Building 1



Floor 1 Building 1

CANOPIED/PILLARED ENTRANCE PORCH with PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 15' x 5' (4.57m x 1.52m) with C/h thermostat control. 2 Power points. Staircase to first floor. Radiator. Telephone point.

SNUG/STUDY 8' 8" x 8' 1" (2.64m x 2.46m) with radiator. PVCu double glazed window to fore. TV point. 3 Power points.

DINING ROOM 11' 11" x 10' 9" (3.63m x 3.27m) with PVCu double glazed window to fore. Radiator. 3 Power points.

LOUNGE 17' 1" x 13' 8" (5.20m x 4.16m) overall slightly 'L' shaped with feature stone fireplace with tiled hearth. Radiator. 6 Power points. TV point. PVCu double glazed sliding patio door to and over looking the rear garden and from which a view is enjoyed.

CLOAKROOM with 2 piece coloured suite comprising WC and wash hand basin with tiled splashback. Understairs storage cupboard off.

FITTED KITCHEN/BREAKFAST ROOM 12' 10" x 12' 2" (3.91m x 3.71m) with boarded effect vinyl floor covering. Radiator. PVCu double glazed window overlooking the rear garden. Part tiled walls. 9 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating an 'AEG' double oven, hob, sink unit and cooker hood. Door to

UTILITY ROOM 10' 5" x 7' 11" (3.17m x 2.41m) with PVCu opaque double glazed door to rear. Plumbing for washing machine. Sink unit. PVCu double glazed window overlooking the rear garden. Part tiled walls. 3 Power points. 'Worcester Danesmoor 20/25' oil fired central heating boiler. C/h timer control. Door to the integral garage.

FIRST FLOOR - 7' 11" (2.13m) ceiling heights.

LANDING with PVCu double glazed window. Access to loft space. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD OFF with pre-lagged hot water cylinder. Slatted shelving. Immersion heater switch.

REAR BEDROOM 1 12' 10" x 10' 8" (3.91m x 3.25m) with PVCu double glazed window. Radiator. 3 Power points.

MASTER BEDROOM 2 15' 2" x 12' 10" (4.62m x 3.91m) with PVCu double glazed window to rear with a view. Radiator. 5 Power points.

EN-SUITE SHOWER ROOM with PVCu opaque double glazed window. Wall light with shaver point. 2 Piece coloured suite comprising WC and wash hand basin. Tiled shower enclosure with tray to match, electric shower over and curtain rail.



FRONT BEDROOM 3 12' 2" x 8' 3" (3.71m x 2.51m) extending to 11' 4" (3.35m) overall with radiator. PVCu double glazed window. 2 Power points.

FAMILY BATHROOM 8' 2" x 6' 2" (2.49m x 1.88m) with radiator. Part tiled walls. Wall light with shaver point. 3 Piece suite coloured suite comprising pedestal wash hand basin, WC and panelled bath with shower attachment.

FRONT BEDROOM 4 11' x 8' 2" (3.35m x 2.49m) with 2 power points. Radiator. PVCu double glazed window.



EXTERNALLY

Open plan front lawned garden. Tarmac adamed entrance drive providing private car parking. Lawned garden to one side with to the other a hardcored area. There is to the rear a lawned garden with paved sun terrace. OUTSIDE LIGHTS. OIL STORAGE TANK.

INTEGRAL GARAGE 17' 11" x 10' 7" (5.46m x 3.22m) with power and lighting. PVCu opaque double glazed window. Door to the utility room. **Electronically** operated up-and-over garage door. Water tap. 2 Power points.







DIRECTIONS: - From **Carmarthen** take the **A485 Lampeter road north** passing the entrance to 'Glangwili General Hospital'. Continue **through** the **village of Peniel** passing 'Gwalia Petrol Filling Station/Shop/Post Office'. Travel **through** the **first part of Rhydargaeau** and upon **entering the second part of the community continue past** the left hand turning for Bronwydd and entrance to '**Dan y Dderwen**' and **turn next right** opposite '**Bro Llawddog**' into '**Bro Helyg**' and the property will be found a little way in on the **right hand side**.

ENERGY EFFICIENCY RATING: - E (41).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0622-2875-7318-9894-2721.

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

COUNCIL TAX: - BAND F. 2022/23 = 2,468.12p. **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

11.09.2022 - REF: 6458

Strictly by appointment with Gerald R Vaughan Estate Agents