



- WELL PRESENTED MODERN DETACHED BUNGALOW.
- SPLENDID FITTED KITCHEN/BREAKFAST ROOM.
- NO FORWARD CHAIN. OIL C/H. VIEWS.
- JUST OFF A48 DUAL CARRIAGEWAY.
- PRIVATE POSITION AT HEAD OF CUL-DE-SAC.
- 3 BEDROOMS OF DOUBLE PROPORTIONS.
- PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND CROSS HANDS.

**No 19 Brynhyfryd
Llanddarog
Carmarthen SA32 8PF**

**£279,950 OIRO
FREEHOLD**

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A most conveniently situated well presented, traditionally built (circa. 1970's) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** that has been **modernised and updated** since 2014 bordering the countryside at rear, having a part reconstituted stone facade situated at the head 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 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 Botanic 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 with thermostatically controlled radiators. **VIEWS TO FRONT AND REAR.**

CAVITY WALL INSULATION. PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT. LIGHT OAK BOARDED EFFECT INTERNAL DOORS.

NICKLE GREY POWER POINTS AND LIGHT SWITCHES to some rooms.

SOME CEILINGS SMOOTH SKIMMED AND/OR COVED.

THE VERTICAL BLINDS AND FITTED CARPET ARE INCLUDED.



RECESSED ENTRANCE PORCH with terrazzo tiled floor. PVCu part double glazed double entrance doors to outside. 1 Power point. Glazed/panelled door to



RECEPTION HALL 12' 6" x 4' 9" (3.81m x 1.45m) with engineered oak boarded effect flooring. Radiator. Electricity consumer unit. Cloak hook. C/h thermostat control. 1 Power point.

FRONT BEDROOM 1 11' 9" x 9' 8" (3.58m x 2.94m) with PVCu double glazed picture window with a [view](#). Radiator. 3 Power points. Fitted carpet.

LOUNGE/DINING ROOM 15' 6" x 14' 3" (4.72m x 4.34m) with engineered oak boarded effect flooring. Radiator. Serving hatch to the kitchen. Smooth skinned ceiling. PVCu double glazed picture window with a [view](#). Telephone point. 3 Power points.

INNER HALL with flooring to match the reception hall. Access to attic space via a retractable loft ladder.

FITTED CUPBOARD with double sliding doors. Fitted shelving.

FITTED AIRING/LINEN CUPBOARD with slatted shelving. Radiator.

SHOWER ROOM with extractor fan. Ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Fitted wall mirror. Wash hand basin with fitted storage cupboard beneath. Chrome towel warmer ladder radiator. Shower enclosure with electric shower over and folding shower door.

SEPARATE WC with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Chrome towel warmer ladder radiator. Fitted wall mirror.

REAR BEDROOM 2 11' 9" x 9' 8" (3.58m x 2.94m) with engineered oak boarded effect flooring. Radiator. PVCu double glazed double French doors to and overlooking the rear garden. 2 Power points.

REAR BEDROOM 3 11' 9" x 8' 1" (3.58m x 2.46m) with engineered oak boarded effect flooring. PVCu double glazed window. Radiator. 2 Power points.

FITTED KITCHEN/BREAKFAST ROOM 18' 1" x 10' 11" (5.51m x 3.32m) with boarded effect ceramic tiled floor. Double aspect. PVCu double glazed windows to front and side from which [views](#) are enjoyed. Radiator. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, 'Bosch' ceramic hob, canopied cooker hood, integrated dishwasher, fridge and freezer, breakfast bar all with wooden work surfaces and under pelmet lighting. Plumbing for washing machine. Space for a tumble drier. PVCu part opaque double glazed door to rear. 11 Power points plus fused point.

BUILT-IN BOILER CUPBOARD housing the 'Grant' oil fired central heating combi boiler.



EXTERNALLY

Tarmacadamed entrance drive providing hardstanding for upto 4 vehicles. Front walled lawned garden. Sunny south facing decoratively walled paved sun terrace to one side with to the other a decoratively stoned garden. Rear paved patio with beyond a decoratively stoned rear garden. The rear garden abuts farmland. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**

LINKED GARAGE 17' 5" x 9' (5.30m x 2.74m)

concrete block built 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 passed '**Mile End Petrol Filling Station/Holol Gymraeg Welsh Restaurant**' and the entrance to the **Re-cycling centre** **turn right for Llanddarog** across the dual carriageway (**signposted**) continuing to 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 'Brynhfryd'** (**signposted**). Continue into the cul-de-sac **bearing left** and the property will be found at the **head of the cul-de-sac**.

ENERGY EFFICIENCY RATING: - D (61).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 5020-9024-0135-3194-1453.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

12.12.2024 - REF: 6970

Details amended – 07.04.2025