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Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **IMPOSING DETACHED FAMILY RESIDENCE.**
- **4 DOUBLE BEDROOMS. 3 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **RE-ROOFED IN 2022.**
- **WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.**
- **LIGHT AND AIRY ACCOMMODATION OF CHARACTER.**
- **2 BATHROOMS. 4 WC's. GAS C/H.**
- **APPROX. HALF ACRE LANDSCAPED GARDEN.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE (1 MILE).**

Dol y Coed
No 37 Bronwydd Road
Carmarthen SA31 2AL

£675,000 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.



An imposing most conveniently situated traditionally built (circa. 1930) **BAY FRONTED DETACHED FAMILY RESIDENCE** that has an attractive **DOUBLE BAY FRONTED REAR ELEVATION** affording superior light and airy **4 DOUBLE BEDROOMED/3 RECEPTION ROOMED** accommodation of character that was originally influenced by the 'Art Deco' period that has been tastefully modernised and updated by the Vendor since 2010 to include a **new roof in 2022** set in **approximately HALF AN ACRE** of established well stocked gardens affording a **good degree of privacy** situate enjoying views to the rear towards 'Merlin's Hill' being located set slightly back off 'Bronwydd Road' enjoying a **sunny private position** within **walking distance** of 'Glangwili General Hospital' and the readily available facilities and services at the **centre** of the County and Market town of **Carmarthen** that is approximately **1 mile distant**. The property enjoying ease of access to the **A40/A48/A484/A485 trunk roads**.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND IMPROVED BY THE VENDOR SINCE 2010 TO INCLUDE A NEW ROOF IN 2022, PROVISION OF AN EN-SUITE, BATHROOM FITMENTS, KITCHEN FITMENTS, REFURBISHMENT OF THE PANTRY AND UTILITY AREAS, CENTRAL HEATING BOILER and some RADIATORS, NEW PVCu QUADRUPLE DOUBLE GLAZED WINDOW TO THE LANDING, LANDSCAPING OF THE GARDEN AND UPGRADING OF THE ENTRANCE DRIVE, REFURBISHMENT OF THE GROUND FLOOR CLOAKROOM/WC, PROVISION OF CAVITY WALL INSULATION ETC.

GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS with Georgian style glazing bars/leaded effect lights.

CAVITY AND LOFT INSULATION PROVIDED. 9' 1" CEILING HEIGHTS to the Ground Floor.

AMPLE STORAGE to the **ATTIC ROOM**. **MOULDED WHITE PANEL EFFECT INTERNAL DOORS**.

THE FITTED CARPETS ARE INCLUDED.

MANY CHARACTER FEATURES INCLUDING SOME 9" SKIRTING BOARDS, ORIGINAL OAK STRIP FLOORING, 'ART DECO INGLENOK' style FIREPLACE, OAK STAIRCASE, SOME ORIGINAL FIREPLACES, ARCHITRAVES ETC.

ORIGINAL HARDWOOD ENTRANCE DOOR WITH FEATURE ARCHED REVEAL TO

RECEPTION HALL 17' 5" x 9' 10" (5.3m x 2.99m) with oak strip flooring. Mains smoke detector. 2 Power points. 3' 2" (0.96m) wide staircase with oak newel post, spindles and handrail to First Floor. Radiator. Understairs storage cupboard with 1 power point. PVCu double glazed window to fore.

CLOAKROOM/WC 7' 1" x 5' 5" (2.16m x 1.65m) with ceramic tiled floor. PVCu opaque double glazed window. Picture rail 2 Piece suite in white comprising wash hand basin with fitted cupboard beneath and WC. Radiator. Half tiled walls. Picture rail.

SITTING ROOM 20' 3" x 12' 10" (6.17m x 3.91m) plus **9' 4" (2.84m) wide** PVCu double glazed 'Bow' window overlooking the rear garden having a fitted window seating. Radiator. 8 Power points. TV point. Oak strip floor. **Feature 8' 5" (2.56m) wide recessed 'Art Deco Inglenook' style fireplace** incorporating an open fire. There are 2 PVCu double glazed windows to either side.



LIVING/DINING ROOM 14' 5" x 12' 11" (4.39m x 3.93m) plus bay incorporating PVCu double glazed double 'French' doors to and overlooking the rear garden with windows to either side and fitted seating. Oak strip flooring. Feature Oak plate rack. Upright radiator. **Feature fireplace** incorporating a coal effect gas fire.

FITTED KITCHEN/BREAKFAST ROOM 23' 9" x 8' 9" ext. to 10' 10" (7.23m x 2.66m ext. to 3.3m) with ceramic tiled floor. Double aspect. PVCu double glazed window to side with a view. Recessed downlighting to the Kitchen area. Range of fitted base and eye level kitchen units with Granite work surfaces and upstand/splashback incorporating a 1½ bowl sink unit, corner cupboard, integrated 'NEFF' microwave oven, fridge, dishwasher, pan drawers and canopied cooker hood. 'Falcon' cooking range with 5 ring induction hob, 2 ovens, grill and warming drawer. Radiator. Mains heat detector. PVCu part double glazed door to the rear terrace that overlooks the rear garden and from which a [view](#) is enjoyed. 11 Brushed steel power points plus fused points. Glazed double doors to the side lobby. Door to

WALK-IN PANTRY 6' 6" x 5' 4" (1.98m x 1.62m) with ceramic tiled floor. PVCu opaque double glazed window. Range of fitted base and eye level kitchen units. 2 Power points.

SIDE LOBBY 9' 4" x 6' 2" (2.84m x 1.88m) with ceramic tiled floor. 2 Double glazed velux windows to the vaulted ceiling. PVCu double glazed window. Part tiled walls. Doors to front and rear. Chrome towel warmer ladder radiator. Range of fitted base and eye level kitchen units incorporating a sink unit. Door to

UTILITY/LAUNDRY ROOM 9' 5" x 6' 5" (2.87m x 1.95m) with ceramic tiled floor. Wall mounted gas fired 'Vaillant' central heating boiler. Pressurised hot water cylinder. C/h timer control. Plumbing for washing machine. 6 Power points. Door to the adjoining double Garage.

OFF THE BASE OF THE STAIRCASE A DOOR LEADS TO

HOME OFFICE/TV ROOM/STUDY 16' 5" x 9' 5" (5m x 2.87m) plus PVCu double glazed 'Bay' window. Telephone point. Radiator. Vinyl floor covering. **8' 7" (2.61m) ceiling height.** Double aspect. PVCu double glazed window to side. 4 Power points.

FIRST FLOOR - 8' 11" (2.72m) ceiling heights

GALLERIED LANDING 17' 5" x 9' 11" (5.3m x 3.02m) min. with feature PVCu quadruple glazed stained glass/leaded window. Mains smoke detector. 3 Power points. Access to an **Attic Room via a counter balanced ladder.**

BUILT-IN AIRING/LINEN CUPBOARD OFF

FITTED CUPBOARD with 2 power points.



SEPARATE WC with 2 piece suite in white comprising pedestal wash hand basin with tiled splashback and WC. Ceramic tiled floor. Radiator. PVCu opaque double glazed window.

FAMILY BATHROOM 9' 9" x 9' 6" (2.97m x 2.89m) extending to 12' 10" (3.91m) with ceramic tiled floor. Double aspect. Radiator. 2 PVCu double glazed windows with views. Part tiled walls. Feature radiator with heated towel rail. 3 Piece suite in white comprising pedestal wash hand basin, WC and 'Jacuzzi' bath tub. 5' 8" (1.73m) wide tiled shower enclosure with glass screen and plumbed-in dual shower over. Smooth skimmed ceiling. Extractor fan. Recessed downlighting. Fitted shelving off the entrance to Bedroom 1.

REAR BEDROOM 1 16' 5" x 12' 6" ext. to 14' 5" (5.00m x 3.81m ext. to 4.39m) with double aspect. Smooth skimmed and coved ceiling. Radiator. 2 PVCu double glazed windows - 1 with a **view** of 'Merlin's Hill'. 8 Power points. TV point.

REAR BEDROOM 2 12' 10" x 10' 11" (3.91m x 3.32m) with radiator. PVCu double glazed window with a **view** of 'Merlin's Hill'. 4 Power points.

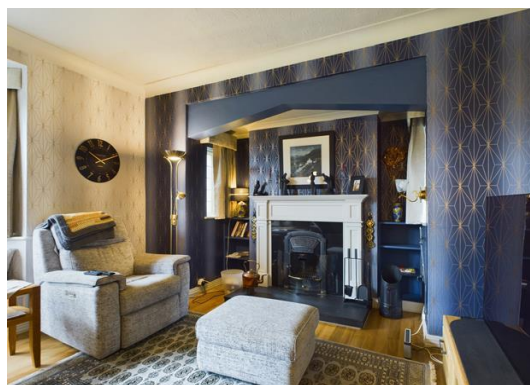
REAR BEDROOM 3 13' 7" x 12' 10" (4.14m x 3.91m) plus 9' 4" (2.84m) wide PVCu double glazed 'Bay' window that overlooks the rear garden and from which **views** are enjoyed. 6 Power points. Radiator. Door to

EN SUITE SHOWER ROOM 14' 10" x 3' 11" (4.52m x 1.19m) with ceramic tiled floor. PVCu double glazed window. Part tiled walls. Extractor fan. Recessed downlighting. 3 Piece suite in white comprising WC and 2 pedestal wash hand basins. Tiled shower enclosure with plumbed-in shower over and shower door.

FRONT BEDROOM 4 12' 6" x 9' 5" (3.81m x 2.87m) plus built-in wardrobe off. Double aspect. 2 PVCu double glazed windows. Radiator. 4 Power points.

EXTERNALLY

The residence occupies landscaped gardens and grounds that amount to **approximately half an acre** and incorporate a tarmacadamed/brick paved entrance driveway with two entrances onto 'Bronwydd Road'. There is a walled front garden with ornamental trees/shrubs with to one side a lawned garden with mature trees/shrubs. There is to the side of the Garage a gated vehicular entrance that leads to the rear garden. Immediately to the rear of the residence is a concreted terrace that overlooks the rear garden and which has steps leading down to a mainly lawned sunny garden with established beech tree and bounded by mature trees/shrubs. Herbaceous border. Ornamental pond. Decked/paved sun terrace with Pergola. Off the Kitchen to the rear of the Garage lies a paved sun terrace measuring approximately 28' x 23' (8.53m x 7.01m). **OUTSIDE LIGHT AND WATER TAP.**



ADJOINING DOUBLE GARAGE 19' 8" x 18' 7" (5.99m x 5.66m) overall with 2 up-and-over electronically operated garage roller doors. 2 Single glazed windows to rear. 6 Power points. Personal door.











DIRECTIONS: - From **Carmarthen town centre** the property may be located by travelling along 'Priory Street' **past the Amphitheatre and 'Tanerdy Petrol Filling Station/Shop'** to the **roundabout** and take the **first exit for Cardigan/Newcastle Emlyn**. Travel **past** the first entrance to 'Hafod Cwnin' and at the **next roundabout** take the **first exit again** onto '**Bronwydd Road**' for **Cardigan**. Continue a short distance along 'Bronwydd Road' and the property will be found on the **right hand side after** the turning for 'Coed Y Neuadd' and **just before** and **opposite** the small cul-de-sac known as '**Y Ddol**'.

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:** - 8404-4456-6529-9626-3313.

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

COUNCIL TAX: – BAND G 2024/25 = £ 3,475.68p. **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

09.06.2024 - REF: 6843