

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **VERY WELL PRESENTED MODERN LINKED DETACHED BUNGALOW.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **VIEWS TO REAR OVER THE LOWER TOWY VALLEY, CARMARTHEN TOWN AND BEYOND.**
- **FIRST TIME ON THE MARKET SINCE 1998.**
- **2 DOUBLE BEDROOMS. GAS C/H.**
- **PRIVATE SUNNY REAR GARDEN.**
- **NO FORWARD CHAIN.**
- **2 MILES CARMARTHEN TOWN CENTRE.**

**No 42 Elder Grove  
Llangunnor  
Carmarthen SA31 2LH**

**£210,000** 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 very well presented traditionally built (circa.1974) **2 DOUBLE BEDROOMED LINKED DETACHED BUNGALOW RESIDENCE** situated towards the beginning of a small cul-de-sac of varying types and designs that forms part of a larger overall development within a **short walk** of the bus stop, is within **walking distance** of the local shop ('Brynmeurig Stores') and is located some **2 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying **ease of access** to the 'Dyfed/Powys Police HQ', the A40/A48 trunk roads and businesses and shops on 'Stephen's Way'/'Parc Pensarn' as well as 'Morrisons Supermarket'.*

**FIRST TIME ON THE OPEN MARKET SINCE 1998. NO FORWARD CHAIN.**

**GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**PLASTIC FACIA AND SOFFITS. SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**





**SIDE ENTRANCE HALL** with tile effect vinyl floor covering. PVCu opaque double glazed entrance door. PVCu double glazed window. Opaque glazed/panelled door to the Integral Garage. PVCu double glazed entrance door to

**RECEPTION HALL** with radiator. C/h thermostat/timer control.

**BUILT-IN BOILER/STORE CUPBOARD OFF** housing the 'Worcester' gas fired central heating boiler.

**LOUNGE/DINING ROOM 20' 11" x 10' 5" ext. to 12' 9" (6.37m x 3.17m ext. to 3.88m) overall** with 2 PVCu double glazed **picture windows** to fore. 2 Radiators. Feature fireplace with marble hearth incorporating a coal effect gas fire. Smooth skimmed and coved ceiling. TV and telephone points. 6 Power points.

**INNER HALL** with 1 power point. Access to loft space.

**SHOWER ROOM 6' 9" x 5' 3" (2.06m x 1.6m)** with radiator. Fully tiled walls. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboards beneath and mirrored splashback with vanity lighting and shaver point. Shower enclosure with tray to match, electric shower over and shower door.

**REAR DOUBLE BEDROOM 1 11' 4" x 9' 2" (3.45m x 2.79m)** with radiator. PVCu double glazed **picture window** overlooking the rear garden and from which a **view** can be enjoyed over Carmarthen, the Lower Towy Valley and beyond. 1 Power point.

**REAR DOUBLE BEDROOM 2 11' 4" x 11' 4" (3.45m x 3.45m)** to **include** the fitted wardrobes with sliding mirrored doors. Radiator. PVCu double glazed **picture window** with a **view** over Carmarthen, the Lower Towy Valley and beyond. 1 Power point.

**FITTED KITCHEN 9' 10" x 7' 10" (2.99m x 2.39m) overall** slightly 'L' shaped with smooth skimmed ceiling. Radiator. Vinyl floor covering. Part tiled walls. PVCu part opaque double glazed door to side. Gas cooker point. Range of fitted base and eye level kitchen units incorporating a sink unit, canopied cooker hood and integrated fridge/freezer. Built-in cupboard off. PVCu double glazed window to side. 4 Power points plus fused points.

## **EXTERNALLY**

Unrestricted on-street parking available immediately to fore. Tarmacadamed entrance drive providing private car parking that leads to the Garage. Decoratively walled lawned front garden with herbaceous border. Pathway to one side. Rear paved patio with beyond a walled/close boarded fenced lawned garden and further circular sun terrace with decorative stone surround. From the rear garden far reaching views are enjoyed over Carmarthen town and the Lower Towy Valley towards Travellers Rest and beyond.

**LINKED GARAGE 17' 10" x 11' (5.43m x 3.35m)** with PVCu double glazed window. PVCu part opaque double glazed door to the rear garden. Up-and-over garage door. Sink unit. Plumbing for washing machine. Water tap. 2 Power points. Glazed/panelled door to the Side Hall.









**DIRECTIONS:** - From **Carmarthen town centre** travel over 'Towy Bridge' and **straight across** the roundabout towards '**Pensarn**' **passing** 'ATS' and the 'Royal Mail Sorting Office'. Travel **under** 'Pont Pensarn' and **up** '**Babell Hill**' and **turn second left** into '**Blaengwastod/Login Road**' - signposted. Continue along 'Blaengwastod Road' and having passed the turning for 'Llygad yr Haul' **turn next left** into '**Elder Grove**'. Travel into the estate and take the **second right hand turning** and the property is the **second on the left hand side**.

**ENERGY EFFICIENCY RATING:** - D (67).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 3020-2044-0149-4105-1543.

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

**COUNCIL TAX:** - BAND D. 2025/26 = £2,153.74p. **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

18.04.2025 - REF: 7027