

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- DETACHED BUNGALOW WITH VIEWS.
- 2 DOUBLE BEDROOMS. LIVING/DINING ROOM.
- NEW KITCHEN AND SHOWER ROOM FITMENTS.
- ESTABLISHED ESTATE JUST OFF BUS ROUTE.
- IMMACULATE VERY WELL PRESENTED ACCOMMODATION.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SECURE PRIVATE SUNNY REAR GARDEN.
- 2 MILES CARMARTHEN TOWN CENTRE.

No 3 Elder Grove
Llangunnor
Carmarthen SA31 2LQ

£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.

*An immaculate very well presented most conveniently situated traditionally built (1972) **2 DOUBLE BEDROMED DETACHED BUNGALOW** having an attractive part brick facade originally built by 'Thyssens' that has been **modernised and updated to include professional re-decoration** of the interior to a high standard being situated on a small cul-de-sac which forms part of a larger overall development of varying types and designs and located **just off a regular bus route walking distance** of the local shop in 'Brynmeurig' and within **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 'Dyfed Powys Police Headquarters' and the A40/A48 trunk roads.*

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN SUBSTANTIALLY REFURBISHED SINCE OF 2021 TO INCLUDE NEW SHOWER ROOM FITMENTS, NEW 'BRISTAN THERMO SAFE' SHOWER AND SHOWER CUBICLE, NEW 'ALLENDALE SHAKER' KITCHEN UNITS in antique white AND NEW APPLIANCES, NEW CARPETS IN THE MAIN ROOMS AND PASSAGEWAY, NEW OAK EFFECT FLOORING TO THE KITCHEN AND SHOWER ROOM, NEW ELECTRICAL CONSUMER UNIT AND ELECTRICAL SAFETY CERTIFICATE ETC.

GAS CENTRAL HEATING (new boiler installed September 2020 with 5 year warranty).

PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION.

PLASTIC FASCIA AND SOFFIT. TEXTURED CEILINGS - some coved.

8' 1" CEILING HEIGHTS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

BRUSHED STEEL POWER POINTS AND LIGHT SWITCHES.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



PVCu PART OPAQUE DOUBLE GLAZED ENTRANCE DOOR TO

RECEPTION HALL with telephone point. New electricity consumer unit. Radiator. New glazed door to

LOUNGE/DINING ROOM 20' 10" x 12' 8" (6.35m x 3.86m) overall 'L' shaped with 2 PVCu double glazed picture windows with views over Carmarthen and beyond. 2 Radiators. 5 Power points. Feature fireplace incorporating a remote controlled 'Valor' slimline LED electric coal effect fire installed by British Gas having a slate hearth. TV aerial point.

INNER HALL with radiator. C/h thermostat control. 1 Power point. Access to loft space.

BOILER/STORE CUPBOARD OFF with 1 power point. Wall mounted 'Worcester Bosch Greenstar' gas fired central heating boiler (**installed in 2020 by British Gas - 5 year Warranty**).

SHOWER ROOM 6' 9" x 5' 4" (2.06m x 1.62m) with chrome towel warmer ladder radiator. PVCu opaque double glazed window. **New** 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture (Towy Works). Part waterproof panelled walls. Waterproof panelled shower enclosure with new 'Bristan Thermosafe' shower over. Tawny chestnut oak boarded effect flooring (30 year warranty).

REAR BEDROOM 1 11' 4" x 9' 2" (3.45m x 2.79m) with radiator. PVCu double glazed window overlooking the rear garden. 1 Power point.

REAR BEDROOM 2 11' 4" x 11' 3" (3.45m x 3.43m) with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points.

FITTED KITCHEN (2021) 9' 7" x 7' 10" (2.92m x 2.39m) overall slightly 'L' shaped with tawny chestnut oak boarded effect flooring (30 year warranty). Radiator. PVCu double glazed window and opaque double glazed door to side. 6 Power points. Range of **new** fitted base and eye level 'Allendale Shaker' kitchen units in antique white incorporating a sink unit, canopied cooker hood, wine rack, ceramic hob, microwave oven, oven, integrated fridge and freezer with **all appliances under warranty**. 'Hotpoint' washer/dryer.

EXTERNALLY

Walled lawned front garden with herbaceous borders. Side tarmacadamed entrance drive that leads past the Bungalow to the Garage at rear that provides hardstanding for up to 4 vehicles. Gated pathway to the other side. Sunny south facing rear enclosed 'Cottage' style garden with paved/decoratively stoned areas and herbaceous borders. **The secure rear garden affords a good degree of privacy and extends for a depth of approximately 31' (9.44m).** OUTSIDE LIGHT AND WATER TAP. GREENHOUSE.



DETACHED GARAGE 18' x 8' (5.48m x 2.44m)
with up-and-over garage door. Power and lighting.
PVCu double glazed window. Concrete block built.





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' and then **first left** - **signposted** Nos 1 - 11 and **No 3** is the **third bungalow** 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: - 0963-1210-5809-4916-0504.

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

COUNCIL TAX: - BAND D 2021/22 = £1,666.10p. **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

21.09. 2021 - REF: 6141