

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **CHARACTER DETACHED HOUSE.**
- **BORDERING THE COUNTRYSIDE.**
- **DRESSING ROOM/HOME OFFICE.**
- **SUNNY SOUTH FACING POSITION.**
- **GARAGE/WORKSHOP.**
- **0.75 OF A MILE FIRE STATION.**
- **WELL PRESENTED CHARACTER ACCOMMODATION.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **SOLID FUEL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **1.5 MILES 'ST. CATHERINES WALK' SHOPPING PRECINCT.**

Tegfan
Ffynnonddrain
Carmarthen SA33 6EE

£359,950 OIRO
FREEHOLD

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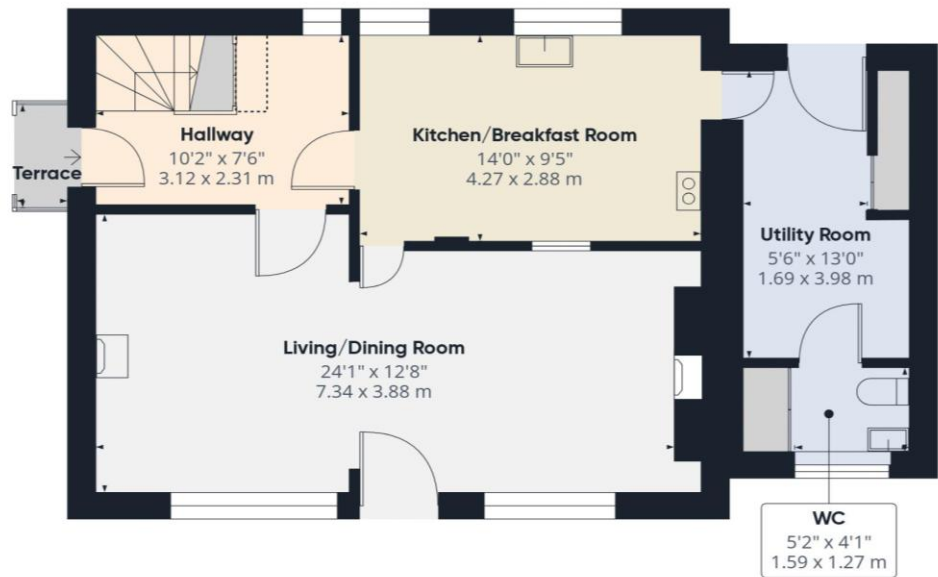
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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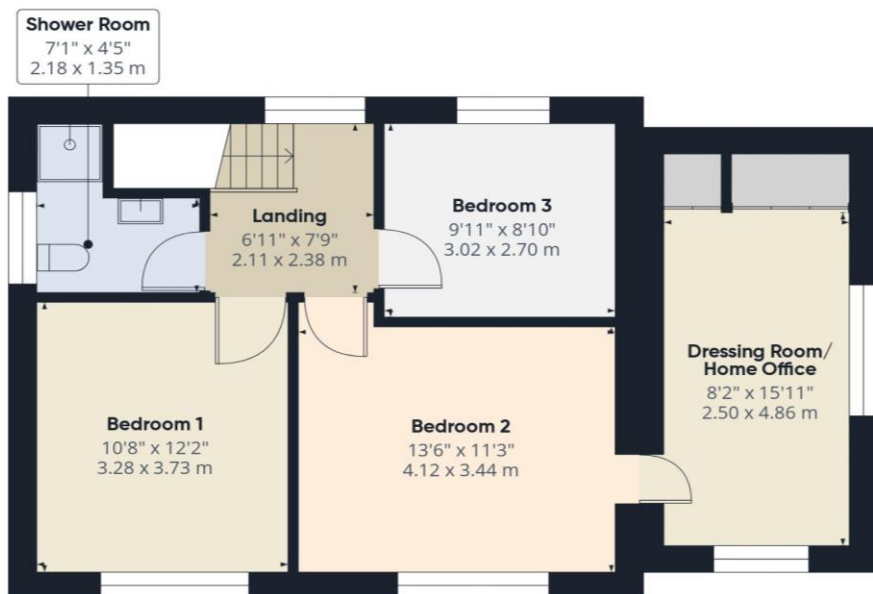
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The Property
Ombudsman

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.



Ground Floor



Floor 1



*A most conveniently situated traditionally built (at or around the turn of the 19th Century) **DOUBLE FRONTED DETACHED 3 BEDROOMED/2 RECEPTION ROOMED HOUSE** bordering the countryside, enjoying a sunny south facing position with views over the surrounding area, Ffynnonddrain towards Carmarthen and beyond being located within 0.75 of a mile of Carmarthen Fire Station, is within walking distance (1.5 miles) of both 'UWTSD'/'S4C' and 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. By car the property is within 2 miles of 'UWTSD,' 'S4C' and 'Parc Dewi Sant.' The property is situated within 2.5 miles of Carmarthen Golf Club.*

FIRST TIME ON THE MARKET SINCE 1999. MANY CHARACTER FEATURES.

MODERNISED AND UPDATED BY THE VENDOR TO INCLUDE THE PROVISION OF A NEW ROOF (Circa 2005), NEW CENTRAL HEATING SYSTEM, RESTORATION OF FIREPLACES, ELECTRICAL RE-WIRING ETC.

SOLID FUEL CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. 8' 2" (2.49M) CEILING HEIGHTS to the ground floor.

PAINTED PINE PANELLED INTERNAL DOORS.

SIDE ENTRANCE PORCH with quarry tiled floor. Half PVCu double glazed. PVCu entrance door with opaque glazed lights to

RECEPTION HALL 10' 3" x 7' 7" (3.12m x 2.31m) overall with pine staircase to first floor. Radiator. Smoke detector. Chinese light oak boarded effect flooring. PVCu double glazed window to understairs storage area with fitted book shelving. 4 Power points. Telephone point. Part glazed pine panelled door to the kitchen. Door to

DINING ROOM 12' 7" x 9' 9" (3.83m x 2.97m) with Chinese light oak boarded effect flooring. Feature Victorian style cast iron fireplace (2025) with slate hearth and pine surround. Radiator. 8 Power points. PVCu double glazed window to fore. **8' 4" (2.54m) wide opening to**

LIVING ROOM 14' 2" x 10' 11" (4.31m x 3.32m) with Chinese light oak boarded effect flooring. PVCu double glazed window to fore with a view. 8 Power points. Feature fireplace with exposed brick incorporating a 'Wenlock' multi-fuel roomheater on slate hearth (chimney not lined) having pine floor cupboards to either side. Fitted pine shelving. PVCu opaque double glazed door to the front garden. Pine panelled door to

FITTED KITCHEN/BREAKFAST ROOM 14' x 9' 3" (4.26m x 2.82m) with ceramic tiled floor. 2 PVCu double glazed windows - one opaque glazed. 9 Power points. Range of fitted base and eye level kitchen units incorporating a ceramic sink and L.P. gas hob. Plumbing for dishwasher. Fitted pine floor cupboard with pine shelving above. **'Wamsler' solid fuel (soft coal and wood) cooking range** that heats the domestic hot water and operates the central heating system. Fitted cupboard housing the electricity consumer unit. Glazed/panelled door to

UTILITY ROOM 13' 1" x 7' 3" (3.98m x 2.21m) overall with ceramic tiled floor. Fitted floor to ceiling pine larder cupboard. Radiator. 2 Power points. Opaque glazed/panelled door to rear. Part glazed door to



SEPARATE WC 7' 3" x 4' 1" (2.21m x 1.24m) with ceramic tiled floor. PVCu opaque double glazed window. Plumbing for washing machine. Deep fitted storage cupboard with pine boarded doors. 2 Piece suite in white comprising wash hand basin and WC.

FIRST FLOOR - 8' 1" (2.46m) Ceiling heights.

LANDING with exposed pine boarded floor. Smoke detector. 2 Power points. PVCu double glazed window.

SHOWER ROOM 7' 2" x 4' 5" (2.18m x 1.35m) ext. to 7'10" (2.39m) 'T&G' boarded to dado height. Radiator. PVCu double glazed window. Access to loft space. Fitted cupboard. 2 Piece suite in white comprising WC and pedestal wash hand basin. Recessed tiled shower enclosure with electric shower over and shower door.

FRONT BEDROOM 1 12' 4" x 10' 10" (3.76m x 3.30m) with exposed pine boarded floor. Radiator. PVCu double glazed window overlooking Ffynnonddrain with a view beyond towards Carmarthen.

FRONT BEDROOM 2 13' 6" x 11' 4" (4.11m x 3.45m) ext. to 12' 4" (3.76m) with exposed pine boarded floor. Radiator. PVCu double glazed window with a view over Ffynnonddrain and the surrounding countryside towards Carmarthen and beyond. 4 Power points. Pine panelled door to

DRESSING ROOM/HOME OFFICE/NURSERY 16' x 8' 2" (4.87m x 2.49m) plus fitted wall to wall/floor to ceiling Airing/Linen/Store cupboards with 3 doors. Radiator. Double aspect. 2 PVCu double glazed windows both with views over the surrounding countryside and hamlet of Ffynnonddrain. 2 Power points. This room or part thereof could easily be adapted to form an En-Suite if so desired.

REAR BEDROOM 3 9' 11" x 8' 10" (3.02m x 2.69m) with exposed pine boarded floor. Radiator. PVCu double glazed window. 2 Power points. Coved ceiling.

EXTERNALLY

Walled/gated side lawned garden with pathways that lead to the front and rear. Front concreted forecourt running the full width of the dwelling with a short flight of steps down to the front lawned garden. Private car parking space that could easily be enlarged to accommodate more vehicles. Side lawned garden area. From the side lawned garden a view is enjoyed over the surrounding countryside. Rear walled courtyard with access to the rear farm lane over which the property has a **right of way**. **OUTSIDE WATER TAP.**

DETACHED GARAGE/WORKSHOP 30' x 11' 7" (9.14m x 3.53m) part stone/brick/C.I. built with electricity connected. Personal door. Up-and-over garage door. Concrete floor.









DIRECTIONS: - From Carmarthen town centre travel up 'Water Street'/'Fountain Hall Terrace' into 'Lime Grove Avenue' and **fork right opposite** the entrance to Carmarthen Fire Station into 'Elim Road' passing the turning for 'Russell Terrace' and **keeping the Cemetery on your right hand side**. Continue for approximately half a mile along 'Elim Road' to Ffynnonddrain and the property is the **last on the right hand side** as you **start to climb the hill out of Ffynnonddrain just after** the left hand turning for 'Castell Howell' and the **red post box**.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

COUNCIL TAX: - BAND E 2025/26 = £ 2,598.95p. **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

15.01.2026 - REF: 7182