

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **DETACHED DORMER BUNGALOW IN THIRD ACRE.**
- **L.P. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **CONSERVATORY. CAVITY WALL INSULATION.**
- **3 MILES OF LOCAL SHOP AT LLANBOIDY.**
- **VERY WELL PRESENTED MODERNISED AND UPDATED ACCOMMODATION.**
- **3 BEDROOMS. 2 BATHROOMS/WC's.**
- **PRIVATE LANDSCAPED GARDEN.**
- **6.5 MILES NORTH OF A40 TRUNK ROAD.**
- **7 MILES RAILWAY STATION AT WHITLAND.**

Swn yr Awel
Blaenwaun
Whitland SA34 0HU

£335,000 OIRO
FREEHOLD

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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 most conveniently situated very well presented modernised and updated individual traditionally built **3 BEDROOMED DETACHED DORMER BUNGALOW RESIDENCE** set in **approximately a THIRD ACRE** of **landscaped gardens** bordering the countryside at the **rural hamlet of Blaenwaun** which in turn is located on the **Llangynin to Tegryn Road** within **3 miles of the local shop at Llanboidy**, is within **4 miles of Llanfyrnach**, is located some **6 miles north of the A40 trunk road at Whitland**, is within **7 miles of the centre of the Market town of Whitland** that offers the usual range of local facilities and services including **Primary and Secondary Schools** and a **Railway Station**, is located some **8 miles north of the town of St. Clears** and is **8 miles east of the A478 Penblewin roundabout to Cardigan trunk road and Pembrokeshire Coast National Park**, the property is located some **11 miles south of the Teifi valley Market town of Newcastle Emlyn** and the property is located some **13 miles north west of the County and Market town of Carmarthen**.*

APPLICANTS SHOULD NOTE THAT THE VENDORS HAVE SINCE 1999 COMPLETELY REFURBISHED THE PROPERTY TO INCLUDE THE PROVISION OF A CONSERVATORY, PROVISION OF KITCHEN AND BATHROOM FITMENTS, NEW WINDOWS, ELECTRICAL RE-WIRING, NEW CENTRAL HEATING SYSTEM, LANDSCAPING OF THE GROUNDS ETC.

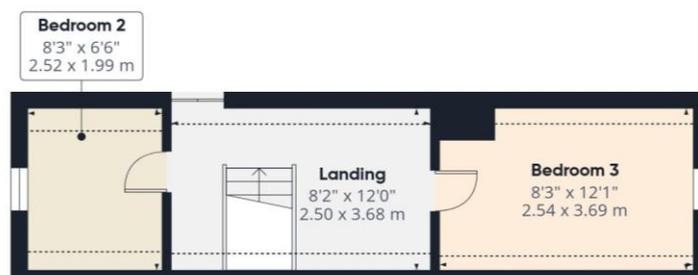
L.P. GAS C/H with thermostatically controlled radiators. **CAVITY WALL INSULATION.**

PVCu DOUBLE GLAZED WINDOWS. **PLASTIC FASCIA AND SOFFIT (2018).**

FROM THE PROPERTY VIEWS ARE ENJOYED OVER THE SURROUNDING COUNTRYSIDE.

THE LIGHT FITTINGS ARE AVAILABLE BY SEPARATE NEGOTIATION.

THE FITTED CARPETS ARE INCLUDED.



ENTRANCE HALL 10' 2" (3.10m) in width with ceramic tiled floor. Radiator. PVCu part opaque double glazed entrance door and side screens to outside.

RECEPTION HALL with electricity consumer unit. Dado rail. Textured and covered ceiling. Boarded effect vinyl flooring. Radiator. Staircase to first floor.

FITTED KITCHEN (2017/18) 14' 10" x 9' 7" (4.52m x 2.92m) with TV point. Ceramic tiled floor. 'T&G' boarded ceiling. Part tiled walls. 2 PVCu double glazed windows. 16 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a ceramic 1.5 bowl sink unit, integrated dishwasher, electric 'Zanussi' double oven, ceramic hob, canopied cooker hood, integrated fridge, freezer and bin store cupboard. Floor heater. Part glazed folding doors to the hall, inner hall and

LOUNGE 14' 10" x 11' 8" (4.52m x 3.55m) with boarded effect vinyl floor covering. Radiator. 2 PVCu double glazed windows. 8 Power points. TV point. Dado rail. Feature marble fireplace. **3' 10" (1.17m) Wide opening to**

CONSERVATORY 13' x 10' 6" (3.96m x 3.20m) with radiator. Half PVCu double glazed on a dwarf wall. PVCu double glazed double French doors to outside. Polycarbonate roof. 8 Power points.

INNER HALL with boarded effect vinyl flooring. Dado rail. Part glazed folding door to the kitchen.

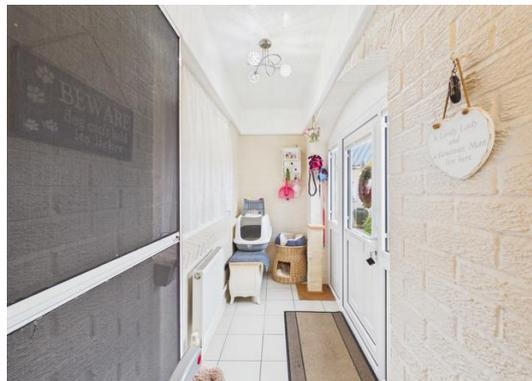
UTILITY/BOILER CUPBOARD with plumbing for washing machine. Fitted shelving. Wall mounted Worcester L.P. gas fired C/h combi boiler.

BATHROOM 10' x 5' 9" (3.05m x 1.75m) with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising WC, pedestal wash, hand basin and panelled bath with shower attachment.

GARDEN ROOM/HOME OFFICE 9' x 8' 6" (2.74m x 2.59m) with boarded effect vinyl flooring. Textured and covered ceiling. Dado rail. 3 Power points. PVCu double glazed French door and side screen to the covered patio area.

MASTER BEDROOM 1 13' 10" ext. to 17' 11" x 9' 8" (4.21m ext. to 5.46m x 2.94m) plus fitted wardrobes. Boarded effect vinyl flooring. Dado rail. 2 PVCu double glazed windows with a far reaching view. Textured and covered ceiling. 6 Power points.

EN-SUITE SHOWER ROOM with ceramic tiled floor. Extractor fan. Fully tiled walls. Textured and covered ceiling. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Shower enclosure with electric shower over, curtain and rail.



FIRST FLOOR

SPACIOUS LANDING 12' 1" x 8' 3" (3.68m x 2.51m) overall with vaulted sloping ceilings with restricted headroom. Eaves storage cupboards off. 2 Power points.

BEDROOM 2 8' 2" x 6' 4" (2.49m x 1.93m) with 2 power points. PVCu double glazed window with a view. Radiator. This room is presently utilised as a dressing room.

BEDROOM 3 12' 1" x 8' 2" (3.68m x 2.49m) with vaulted ceiling. Radiator. PVCu double glazed window. 4 Power points.

EXTERNALLY - The dwelling occupies **level, landscaped gardens** that amount to **approximately a third of an acre** that incorporate a walled/pillared/gated hardcored entrance drive that leads to the garage and which provides ample private car parking and if so desired **space for a caravan/motorhome** that has a raised slate bed to one side. There are lawned areas to the side and rear with established well stocked borders with mature shrubs. Off the Conservatory lies a decoratively stoned area with ornamental pond and rockery. **OUTSIDE LIGHT and WATER TAP. L.P. GAS STORAGE TANK. GREENHOUSE.**

COVERED PATIO AREA 16' x 11' 8" (4.87m x 3.55m) *formerly a Cat enclosure* that provides the opportunity for 'Al Fresco' dining.

DETACHED GARAGE of concrete block construction that has been sub-divided with a temporary partition to provide: -

GARAGE/STORES 11' 5" x 9' 5" (3.48m x 2.87m) with electronically operated up-and-over garage door.

OUTSIDE UTILITY ROOM 9' 1" x 7' 10" (2.77m x 2.39m) with range of fitted base and eye level storage units. 4 Power points. Single glazed window. Electricity consumer unit.









DIRECTIONS: - The property can be approached from the **Whitland, St. Clears or Carmarthen** directions. **From St. Clears** take the 'Pwll Trap' road from 'Blue Boar Square' (traffic lights) and **turn right for Llangynin**. Travel **through the hamlet of Llangynin** and having left the village **turn right for Blaenwaun/Tegryn (signposted)**. Travel along this road for **approximately 4 miles** and upon entering **Blaenwaun** travel **past the 20mph road sign** and brown bricked semi-detached bungalows and **turn next left** on the **right hand bend** by the **red post box (adjacent to the Give Way sign)** and the entrance to the property is the **first on the left hand side**. **Applicants should note** that Blaenwaun is in **two parts** and the property is in the **first part of the hamlet** with the second part being a further 1 mile beyond

ENERGY EFFICIENCY RATING: - E (45).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0438-3955-7200-4775-3204.

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

COUNCIL TAX: - BAND D 2025/26 = £2,133.21p. **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

25.02.2026 - REF: 7209