

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- AVAILABLE LONG TERM. 2 GARAGES.
- 3 DOUBLE BEDROOMS. 2 WC's.
- 0.8 MILE CARMARTHEN GOLF CLUB.
- 4 MILES NORTH OF CARMARTHEN.
- COUNCIL TAX: - BAND E. 2025/26 = £2,598.95p.
- MODERN DETACHED COUNTRY BUNGALOW.
- VIEWS OVER THE SURROUNDING COUNTRYSIDE.
- 1 MILE TRAWSMAWR/BWLCHNEWYDD ROAD. 3 MILES SHOP AT CYNWYL ELFED.
- DEPOSIT: - £1,153. EPC RATING: -

Gorwel
Henfwlch Road
Carmarthen SA33 6AF

RENT - £1,100
per Calendar Month **EXCLUSIVE**

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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.



TO LET - 4 MILES NORTH OF CARMARTHEN.

Situated amidst the countryside fronting a Class III Council maintained road a **3 DOUBLE BEDROOMED 'L' shaped DETACHED COUNTRY BUNGALOW RESIDENCE** enjoying views over the surrounding countryside and located within **0.8 of a mile of Carmarthen Golf Club**, is within **1 mile of the Trevaughan to Bwlchnewydd Road/Trawsmawr (bus route)**, is located some **3 miles south of the village of Cynwyl Elfed** that offers a local shop/Post Office, Primary School and the A484 'Carmarthen to Cardigan' trunk road and the property is located some **4 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

The property comprises a modern detached bungalow residence that briefly comprises: - ENTRANCE PORCH, RECEPTION HALL, BUILT-IN CLOAKS CUPBOARD, LOUNGE, FITTED KITCHEN/DINING ROOM, UTILITY ROOM, SEPARATE WC, INNER HALL, WALK-IN AIRING/LINEN CUPBOARD, BATHROOM, **3 DOUBLE BEDROOMS**. There is a tarmacadamed entrance drive that leads to the front/side of the property that provides ample private car parking. Front and rear gardens. **ADJOINING GARAGE/BOILER ROOM. DETACHED GARAGE/WORKSHOP**. Rear paved patio and walled garden.

OIL C/H. PVCu DOUBLE GLAZED WINDOWS. AVAILABLE LONG TERM.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £1,100 per calendar month **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of £1,269.00p is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.









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: -**

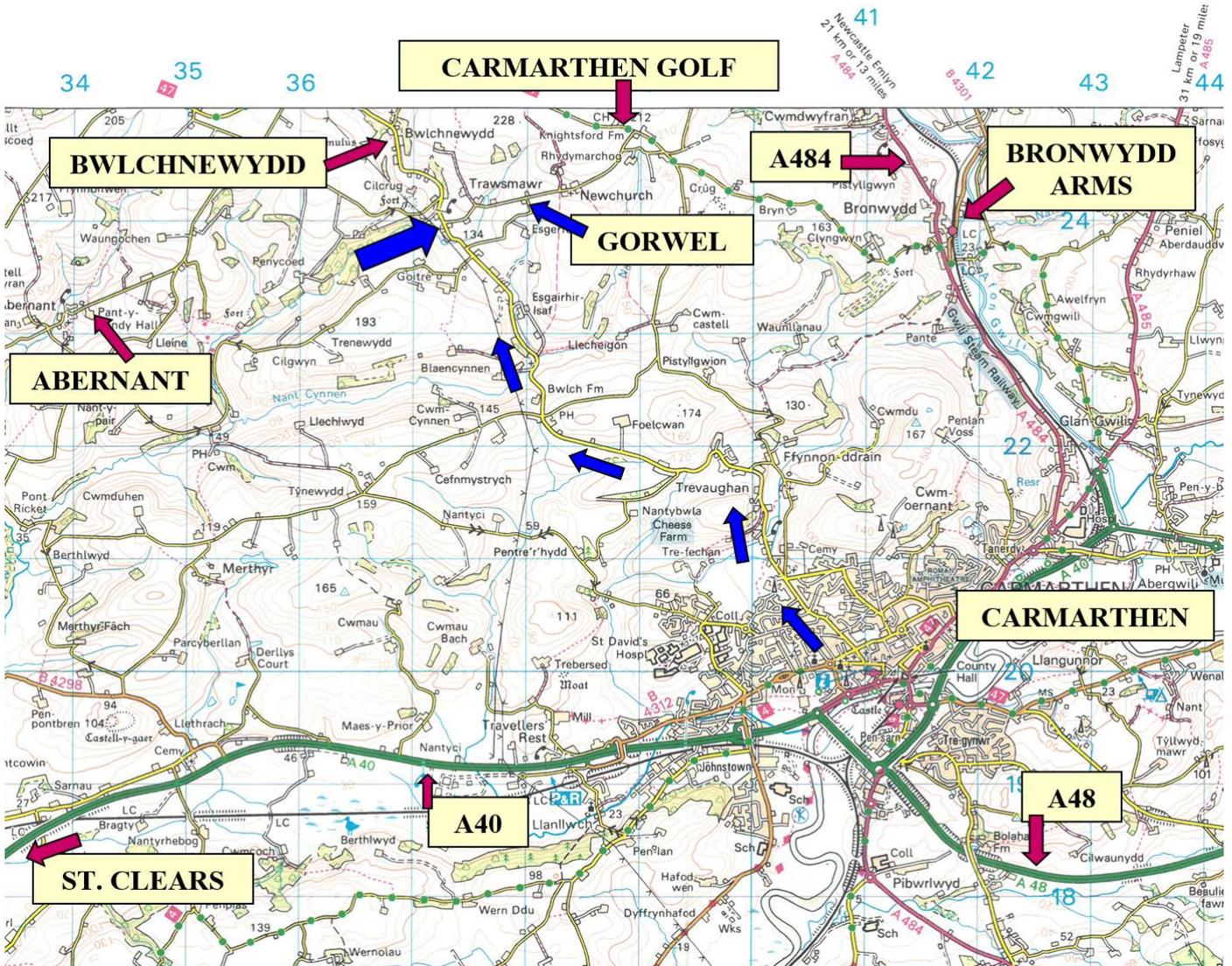
SERVICES: - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

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

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - Photographs and/or any floor layout plans used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street', 'Fountain Hall Terrace' and 'Lime Grove Avenue' **continuing past** the entrance to the Fire Station and **through the village of Trevaughan**. Continue out into the countryside **past** the left hand turning for Merthyr (signposted). **Travel past Foelwan Chapel** travelling for a **further 1 mile approx. past** 'Lon Esgair' and the left hand turning for 'Tafarn y Cwm' (China Road). **Travel through the 'S' bend** and **turn right just before a 30 MPH road sign** adjacent to a bus stop for **Carmarthen Golf Club/Newchurch** - signposted. Travel towards Newchurch for approximately 1 mile and the property will be found on the **right hand side just before** and adjacent to a right hand turning a quarter of a mile **before** entering the hamlet of Newchurch.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.02.2026 - REF: 7206