

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ARCHITECT DESIGNED INDIVIDUALLY BUILT DETACHED FAMILY RESIDENCE.
- LIGHT AND AIRY ACCOMMODATION.
- CONSERVATORY. 4 WC's.
- 1 MILE COLEG SIR GAR AND BRO MYRDDIN SECONDARY SCHOOL.
- SOUGHT AFTER AREA.
- 5 BEDROOMS. 3 BATHROOMS.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES CARMARTHEN TOWN CENTRE.
- 2.5 MILES DYFED/POWYS POLICE HQ.

No 21 Maesglasnant
Cwmffrwd
Carmarthen SA31 2LR

£495,000 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 attractive most conveniently situated **individually built architect designed** traditionally built (Circa. 1997) **5 BEDROOMED DETACHED FAMILY RESIDENCE** having attractive part brick elevations, situated on an established residential estate of varying types and designs on the **periphery of Cwmffrwd** just off the A484 'Carmarthen to Llanelli' trunk road (0.25 of a mile - regular bus route), within 1 mile of Coleg Sir Gar and Bro Myrddin Secondary School, is within 2 miles of 'Morrisons' Supermarket and the A40/A48 trunk roads, is within 2.5 miles of Dyfed/Powys Police Headquarters and the property is situated within 3 miles of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

FIRST TIME ON THE OPEN MARKET SINCE 2001. NO FORWARD CHAIN.

GAS C/H with thermostatically controlled radiators. **THE FITTED CARPETS ARE INCLUDED.**

PVCu DOUBLE GLAZED WINDOWS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

7' 10" (2.39m) CEILING HEIGHTS TO THE GROUND FLOOR.

ENTRANCE PORCH with tiled floor. Hardwood entrance door and opaque double glazed side screen to

RECEPTION HALL 17' 5" x 12' 3" (5.30m x 3.73m) with boarded light oak wood strip effect flooring. 2 Radiators. **16' (4.88m) High vaulted feature beamed ceiling.** C/h thermostat control. Pine staircase to the first floor. Mains smoke alarm. Telephone point. 5 Power points. 2 Wall light fittings. Glazed doors to the lounge and kitchen.

SEPARATE WC with flooring to match the reception hall. Radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin. Half tiled walls.

LOUNGE 22' 1" x 13' 7" (6.73m x 4.14m) with boarded light oak wood strip effect flooring. 4 Radiators. **17' 9" (5.41m) High feature beamed vaulted ceiling.** 4 Wall light fittings. TV and telephone points. 6 Power points. Sliding glazed double doors to the kitchen/dining room. 2 Pairs of sliding PVCu double glazed double doors to

CONSERVATORY/SUN LOUNGE 17' 8" x 9' 8" (5.38m x 2.94m) with ceramic tiled floor. Sloping double glazed roof. PVCu double glazed on either side. 2 Radiators. Ceramic tiled floor. 6 Power points.

FITTED KITCHEN/DINING ROOM 22' 1" x 13' 7" (6.73m x 4.14m) with PVCu double glazed window. Boarded light oak wood strip effect flooring. Radiator. PVCu double glazed double sliding patio door to outside. TV and telephone points. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, breakfast bar, integrated dishwasher, fridge, larder unit, glazed display units, carousel unit, canopied cooker hood and 5 ring 'Beaumatic' dual fuel (electric and gas) cooking range with stainless steel splashback. 12 Power points plus fused point.

UTILITY ROOM 8' 11" x 8' 1" (2.72m x 2.46m) with flooring to match the kitchen. Radiator. 6 Power points. C/h timer control. Extractor fan. PVCu part opaque double glazed door and window to rear. Fitted base and eye level kitchen units. Canopied cooker hood. Door to the integral garage.

INNER HALL 9' 9" x 6' 11" (2.97m x 2.11m) plus built-in wall to wall/floor to ceiling cloaks cupboard with double folding doors. Opening to the reception hall. Flooring to match the reception hall. Radiator.

BUILT-IN AIRING/LINEN CUPBOARD with un-vented hot water cylinder.

REAR BEDROOM 1/HOME OFFICE 12' 3" x 9' 9" (3.73m x 2.97m) with boarded light oak wood strip effect flooring. Radiator. TV point. PVCu double glazed window. 4 Power points.

BATHROOM 6' 10" x 6' 6" (2.08m x 1.98m) with ceramic tiled floor. Extractor fan. Fully tiled walls. Radiator. PVCu opaque double glazed window. Shaver point. 3 Piece pastel coloured suite comprising wash hand basin and WC to fitted bathroom furniture, panelled bath with plumbed-in shower over.

SIDE BEDROOM 2 12' 4" x 9' 8" (3.76m x 2.94m) plus wall to wall/floor to ceiling fitted wardrobes with sliding mirrored doors. TV point. Radiator. 4 Power points. PVCu double glazed window to side.

BEDROOM 3 13' 6" x 12' 3" (4.11m x 3.73m) plus wall to wall/floor to ceiling fitted wardrobes with sliding mirrored doors. TV and telephone points. 6 Power points. 3 PVCu double glazed windows.

EN-SUITE SHOWER ROOM 8' 5" x 6' 10" (2.56m x 2.08m) with shaver point. Ceramic tiled floor. Radiator. Extractor fan. Fully tiled walls. PVCu opaque double glazed window. 2 Piece suite in white to fitted bathroom furniture incorporating a wash hand basin and WC. Double shower enclosure with plumbed-in shower over and sliding shower door.

FIRST FLOOR

GALLERIED style LANDING 12' 4" x 12' 3" (3.76m x 3.73m) with radiator. Feature beamed vaulted ceiling. 2 Power points. Double glazed 'Velux' window. Mains smoke alarm.

BEDROOM 4 15' 6" x 10' (4.72m x 3.05m) with part sloping ceiling. TV point. 4 Power points. Radiator. Double glazed 'Velux' window. Fitted floor to ceiling wardrobe with sliding mirrored doors.

EN-SUITE BATHROOM 10' x 8' 6" (3.05m x 2.59m) with radiator. Sloping ceiling. Extractor fan. Double glazed 'Velux' window. Shaver point. Fully tiled walls. 3 Piece suite comprising a corner bath with electric shower over and rail, WC and wash hand basin to fitted bathroom furniture.

DRESSING ROOM 15' 6" x 9' 2" (4.72m x 2.79m) with double glazed 'Velux' window to sloping ceiling. Radiator. 6 Power points. Door to

WALK-IN ATTIC STORE ROOM OFF 11' 10" x 9' (3.60m x 2.74m) with power and lighting. 2 Power points. Restricted headroom.

OFF THE LANDING LIES: -

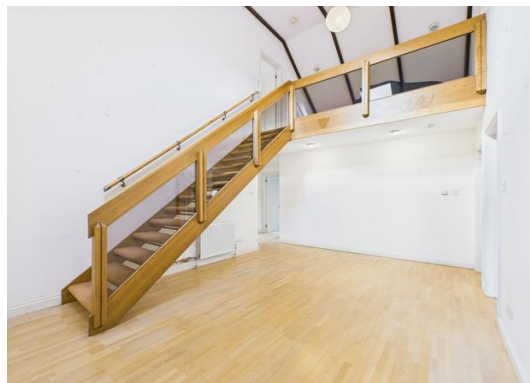
GALLERIED GAMES ROOM/HOME OFFICE 22' 1" x 12' 5" (6.73m x 3.78m) with feature beamed part sloping ceiling with 2 double glazed 'Velux' windows. 2 Radiators. Telephone point. 6 Power points.

BEDROOM 5 16' 8" x 8' 11" (5.08m x 2.72m) with double glazed 'Velux' window to sloping ceiling. 8 Power points. Door to

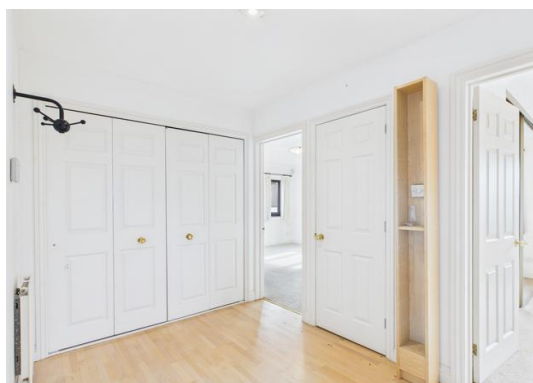
WALK-IN ATTIC STORE ROOM with restricted headroom. Cold water tank.

EXTERNALLY

The residence occupies landscaped gardens that incorporate a brick walled/gated brick paved and decoratively stoned front garden with paved terrace. Brick paved entrance drive to one side providing private car parking that leads to the garage. Side decorative slate brick walled garden with ornamental shrubs. Gated footpath to the other side. Rear close boarded fenced/walled paved rear garden for ease of maintenance with pergola. OUTSIDE LIGHTS and 2 WATER TAPS. GREENHOUSE.



INTEGRAL GARAGE 19' 1" x 8' 11" (5.81m x 2.72m) with 'Ideal Mexico 2' gas fired central heating boiler. PVCu opaque double glazed window. Up-and-over garage door. Fitted shelving. Base and eye level kitchen units incorporating a sink unit. Electricity consumer unit. 6 Power points. Vent for tumble drier.

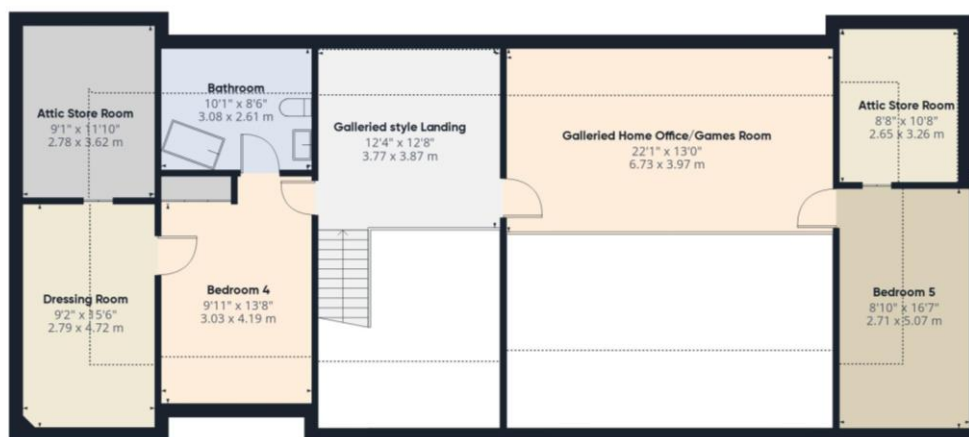








Ground Floor



DIRECTIONS: - From **Carmarthen** take the **A484 'Llanelli Road'** south **passing** Morrisons Supermarket/Halfords. Travel **straight across the roundabout** by 'Coleg Sir Gar' **towards** Cwmffrwd travelling along '**Pibwrlwyd Flats**' and upon entering Cwmffrwd **turn first left** into '**Bolahaul Road.**' Travel a short distance and **turn first right** into '**Heol Nant y Glasdwr**' and then **turn first left** for '**Maesglasnant.**' Continue towards the **bottom of 'Maesglasnant'** and as you **bear right** the property will be found **directly in front of you.**

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, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND G 2025/26 = £3,589.25p. **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

19.09.2025 - REF: 7116