

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
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Est. 1998

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- IMMACULATE VERY WELL PRESENTED BAY FRONTED PERIOD RESIDENCE.
- DISTINCTIVE SUBURB CLOSE TO TOWN CENTRE.
- 2 BATHROOMS/WC's.
- GAS C/H. PARTIAL DOUBLE GLAZING.
- FLEXIBLE ACCOMMODATION OVER 3 FLOORS.
- 4 LIVING ROOMS. 4/5 BEDROOMS.
- SYMPATHETICALLY REFURBISHED YET RETAINING MANY CHARACTER FEATURES.
- SHORT RELATIVELY LEVEL WALK OF THE TOWN CENTRE.

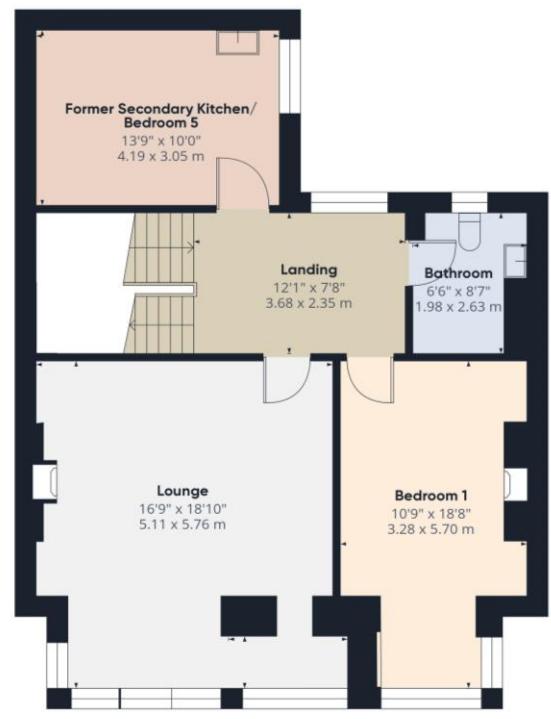
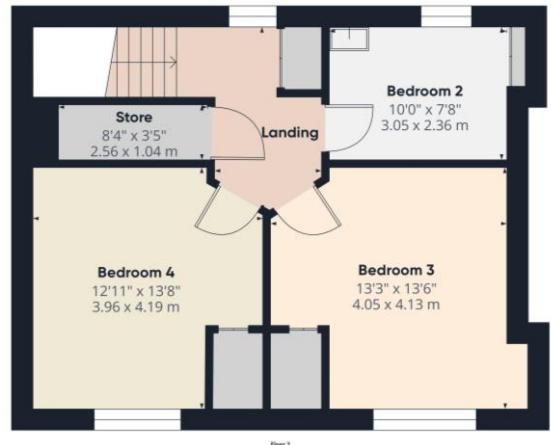
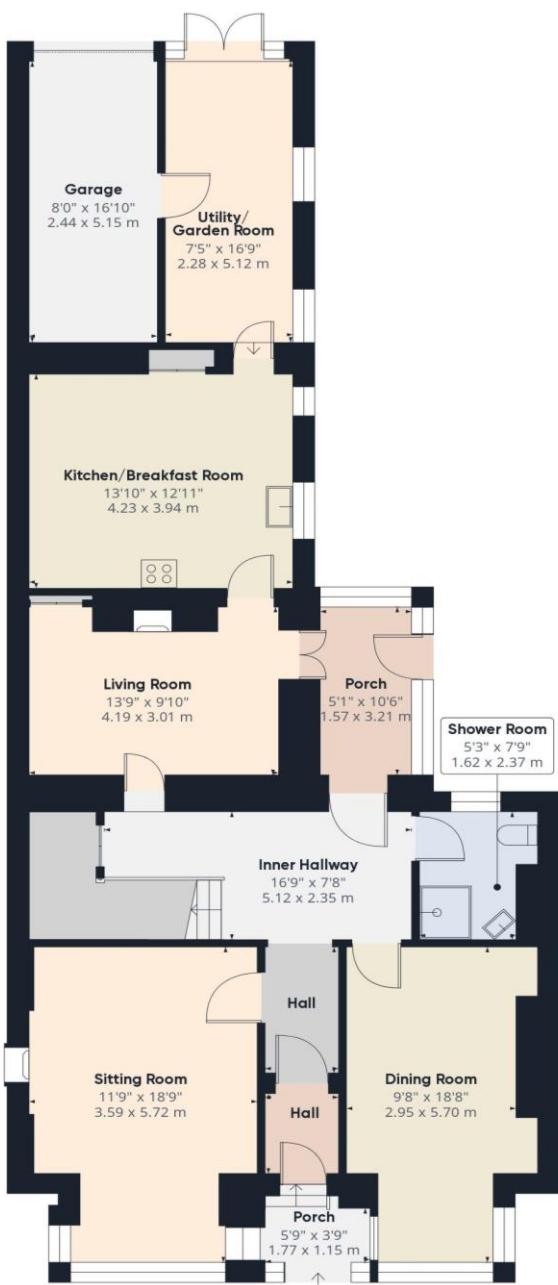
**Ar-y-Bryn
No 15 Penllwyn Park
Carmarthen SA31 3BU**

**£460,000 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 imposing very well presented traditionally built (1891) **BAY FRONTED PERIOD FAMILY RESIDENCE** that has been sympathetically and tastefully refurbished, yet retaining many original features, affording flexible spacious light and airy **4/5 BEDROOMED - 4 RECEPTIONED ROOM** accommodation of **charm and character** situated in a **distinctive residential suburb of Carmarthen** that is served by a **privately maintained tarmacadamed road** set back off and above the public highway in a **Conservation Area** enjoying a sunny south facing position with **views over the Lower Towy Valley** within **walking distance** of Carmarthen Park and 'St. Catherine's Walk Shopping Precinct' at the town centre. The property enjoying **ease of access** to the Primary/Secondary Schools and Leisure Centre at Johnstown together with the A40/A48 trunk roads. The property is also located within **walking distance** of 'UWTSD', 'Parc Dewi Sant' and 'Canolfan S4C Yr Egin'.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN REFURBISHED AND UPDATED SINCE 1997 BY THE VENDORS AND RETAINS MANY OF THE ORIGINAL CHARACTER FEATURES INCLUDING ORIGINAL PANELLED DOORS, DECORATIVE COVINGS, PICTURE AND DADO RAILS, SOME ORIGINAL SKIRTING BOARDS, QUARRY TILED FLOORS ETC.

APPLICANTS MAY BE FUTHER INTERESTED TO NOTE THAT IT IS BELIEVED THAT THE PROPERTY WAS RE-ROOFED CIRCA. 1990 AND THE PINE END CAVITY WALL WAS RE-PLASTERED AND HAD NEW WALL TIES PROVIDED IN 2019.

GAS C/H with thermostatically controlled radiators.

SOLAR PANELS supplementing the heating of the domestic hot water.

PARTIAL DOUBLE GLAZING. 8', 9'2", 9' 5" AND 9' 6" **CEILING HEIGHTS** to the Ground Floor.

VIEWS TO FORE OVER CARMARTHEN AND THE LOWER TOWY VALLEY towards Llangunnor, 'Ystrad Woods', Johnstown, 'Green Castle' and beyond.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS ACCOMMODATED TWO FAMILIES.

RECESSED ENTRANCE PORCH 5' 11" x 3' 10" (1.8m x 1.17m) with 2 single glazed windows. Part glazed entrance door to

ENTRANCE VESTIBULE with patterned quarry tiled floor. Dado rail. Feature decorative coved ceiling. Glazed/panelled door to

RECEPTION HALL 7' 9" x 3' 9" (2.36m x 1.14m) with patterned quarry tiled floor. Radiator. Picture rail. Feature decorative coved ceiling. Electric meter cover. Feature arch.

SITTING ROOM 18' 8" x 12' 3" (5.69m x 3.73m) into single glazed bay window from which **views** are enjoyed. 2 Radiators. Dado and picture rails. Feature decorative coved ceiling. 7 Power points.

INNER HALL 16' 11" x 7' 8" (5.15m x 2.34m) with smoke alarm. **3'4" (1.2m) wide staircase to the First Floor.** Dado rail. Feature patterned quarry tiled floor. Walk-in understairs storage cupboard. Etched/Glazed/Panelled door to the Rear Porch.

DINING ROOM/HOME OFFICE 13' 6" x 9' 8" (4.11m x 2.94m) plus 6' 5" x 5' 4" (1.95m x 1.62m) single glazed panelled bay window with **views** over the Lower Towy Valley. Radiator. Feature decorative coved ceiling. Fitted bookcases to either side of former fireplace. 2 Power points.



WET ROOM 7' 8" x 6' 6" (2.34m x 1.98m) overall slightly 'L' shaped with tiled and vinyl floor covering. Chrome towel warmer ladder radiator. Single glazed window. Part tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Electric shower.

LIVING ROOM 13' 10" x 9' 10" (4.21m x 2.99m) with red and black quarry tiled floor. Wood burning stove on slate hearth having a built-in cupboard to one side with a radiator. Pine skirting boards. Radiator. Telephone point. 2 Power points. Glazed/panelled pine double doors to the Rear Porch. Pine panelled door to the Kitchen.

REAR PORCH 10' x 5' (3.05m x 1.52m) part double glazed. Patterned quarry tiled floor. Plumbing for washing machine. Double glazed glass roof. Double glazed/panelled door to rear. Fitted shelf. 2 Power points.

FITTED KITCHEN/BREAKFAST ROOM 13' 10" x 13' (4.21m x 3.96m) with red and black quarry tiled floor. PVCu double glazed sash window. PVCu double glazed window with slate sill. Recessed downlighting. Upright panel radiator. Smoke alarm. 7 Power points plus fused points. Access to loft space. Range of fitted base and eye level kitchen units (2015) with 'Meridian' granite worksurfaces incorporating a gas hob, canopied cooker hood, pan drawers, carousel unit, 'Bosch' double oven, 'Bosch' microwave oven, integrated fridge, freezer and dishwasher, corner cupboards and ceramic 1.5 bowl sink unit. Built-in cupboard with double doors. Glazed/panelled door to

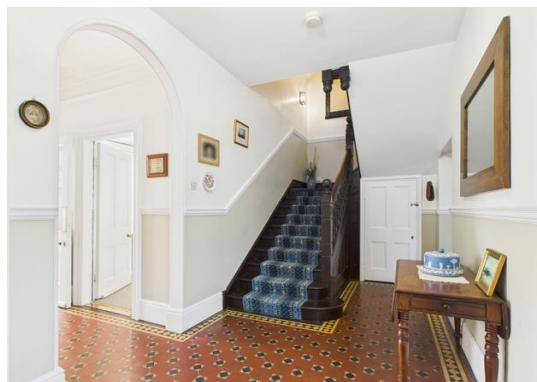
UTILITY/GAMES/GARDEN ROOM 16' 11" x 7' 6" (5.15m x 2.28m) with quarry tiled floor. Wall mounted 'Worcester' gas fired central heating boiler. Radiator. 4 Power points. Smoke alarm. Recessed downlighting. 2 PVCu double glazed windows. PVCu double glazed double 'French' doors with side screens to and overlooking the rear garden. Glazed/panelled door to the Integral Garage.

FIRST FLOOR 8' 10" (2.69m) ceiling heights - pine panelled doors.

LANDING 11' 10" x 7' 9" (3.6m x 2.36m) with radiator. Dado rail. Staircase to the Second Floor. 1 Power point to the stairwell. Single secondary glazed window. 1 Power point.

HOME OFFICE/FORMER SECONDARY KITCHEN/BEDROOM 5 13' 9" x 10' (4.19m x 3.05m) with access to loft space. Single glazed sash window. Radiator. Part T&G boarded walls. 9 Power points. Sink bowl. Range of fitted base and eye level units. **This room could easily revert to a bedroom if so desired.**

BATHROOM 8' 7" x 6' 6" (2.61m x 1.98m) overall with vinyl floor covering. Single glazed sash window. Part tiled walls. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and shower bathtub with plumbed-in shower over and shower screen. Fitted cupboard.



FRONT BEDROOM 1 13' 6" x 10' 9" (4.11m x 3.27m) plus 5' 5" x 5' 4" (1.65m x 1.62m) single glazed bay window with **views** over Carmarthen and the Lower Towy Valley. Exposed boarded floor. Original feature fireplace and overmantle with tiled hearth having fitted book shelving to one side. Radiator. 5 Power points. Telephone point. Picture rail. Feature decorative coved ceiling.

LOUNGE 16' 10" x 13' 7" (5.13m x 4.14m) plus 15' 11" x 3' 5" (4.85m x 1.04m) single glazed bay window with a radiator. Solid oak boarded flooring. 2 Radiators. **Views** over Carmarthen towards Llangunnor and the Lower Towy Valley towards 'Ystrad Wood', 'Green Castle' and beyond. Picture rail. Feature marble fireplace with granite hearth incorporating a Victorian style gas fire. 8 Power points. 3 Wall light fittings. A light and airy room.

SECOND FLOOR - 8' 6" (2.59m) Ceiling heights - pine panelled doors.

LANDING with single glazed sash window. Solar panel thermostat control. Access to attic space via folding loft ladder. **FITTED AIRING/LINEN CUPBOARD**.

DEEP BUILT-IN STORE ROOM 10' (3.05m) in depth.

REAR BEDROOM 2 10' 2" x 7' 9" (3.1m x 2.36m) with exposed pine boarded floor. Double glazed velux window. Single glazed sash window. Radiator. Pedestal wash hand basin. 1 Power point. Fitted cupboard.

FRONT BEDROOM 3 13' 8" x 13' 4" (4.16m x 4.06m) **overall** with radiator. 5 Power points. Single glazed sash window with far reaching **views** over Carmarthen towards Llangunnor, the Lower Towy Valley towards 'Ystrad Woods', 'Green Castle' and beyond. Walk-in wardrobe. Picture light.

FRONT BEDROOM 4 13' 11" x 11' (4.24m x 3.35m) plus floor-to-ceiling **wardrobes/cupboards**. 3 Power points. Radiator. Single glazed sash window with a far reaching **view** over the Lower Towy Valley towards 'Ystrad Woods', 'Green Castle' and beyond. Wall light. Picture light. Walk-in wardrobe with 1 power point and electric light.

EXTERNALLY

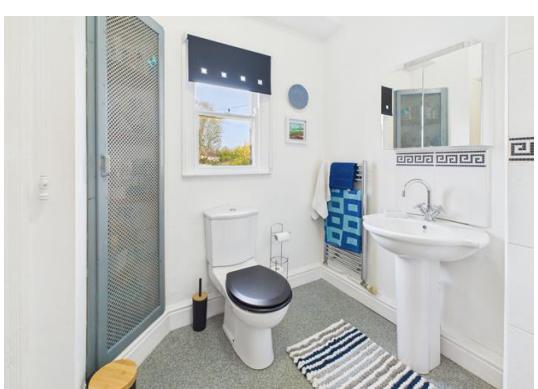
Open plan front lawned garden on the opposite side of the 'service' road to the house. Stone walled/railed front garden with ornamental shrubs and herbaceous borders incorporating patio areas. There is to the rear a stone walled landscaped garden with raised brick walled lawn and herbaceous border that incorporates a double gated brick paved entrance drive that provides ample private car parking and has a raised stone walled herbaceous border. Decorative slate area with ornamental pond. Side walled paved courtyard with outside power point. **Beyond** the entrance gates lies a tarmacadamed **parking area for up to 4 vehicles** that is in addition to the brick paved entrance drive. **OUTSIDE LIGHT AND WATER TAP**.

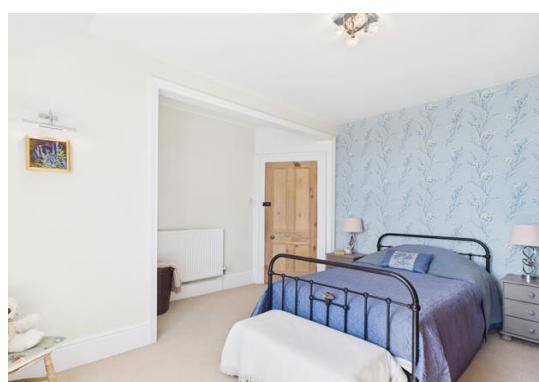
GREENHOUSE



SUMMER HOUSE

INTEGRAL GARAGE 16' 11" x 7' 10" (5.15m x 2.39m)
with quarry tiled floor. Fitted shelving. Up-and-over garage door. 2 Power points. *Applicants should note that the dividing wall between the Garage and Utility/Garden Room is a boarded stud partition wall and if so desired could easily be removed to create a larger room - subject to the necessary consents being obtained.*









DIRECTIONS: - The residence is located **towards the end** of 'Penllwyn Park' which in turn is situated **just after** the 'National Assembly for Wales Offices' and 'The Barracks' **opposite** 'Picton Monument'.

ENERGY EFFICIENCY RATING: - D

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 F. 2025/26 = £3,270.32p. **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

17.04.2025 - REF: 7026