

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
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• ESTATE AGENTS •

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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **FIRST TIME ON THE OPEN MARKET.**
- **SET BACK OFF AND ABOVE THE ROAD.**
- **2 BATHROOMS. 3 WC's. GAS C/H.**
- **VIEWS OVER CARMARTHEN TOWARDS 'YSTRAD WOODS'.**
- **SCOPE TO CREATE 'GRANNY' FLAT – STP.**
- **SPACIOUS ATTRACTIVE SPLIT LEVEL FAMILY RESIDENCE.**
- **4 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **DOUBLE GLAZED WINDOWS. DOUBLE GARAGE.**
- **WALKING DISTANCE TOWN CENTRE.**

**No 16 Lluest y Bryn**  
**Carmarthen**  
**SA31 1GZ**

**£365,000** OIRO  
**FREEHOLD**

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

naea | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

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.

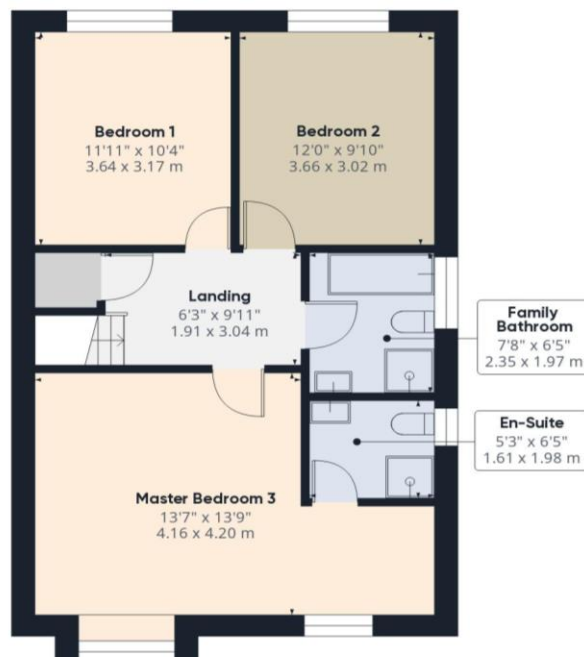
An attractive most conveniently situated well presented traditionally built (1989) **DETACHED 4 BEDROOMED/2 RECEPTION ROOMED SPLIT-LEVEL FAMILY RESIDENCE** having attractive part brick elevations situated *set slightly back off and above the road* on an established estate of varying types and designs enjoying a sunny position with *views over Carmarthen town towards 'UWTSD', Johnstown, 'Ystrad Woods' and beyond* and located within *walking distance* of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

**FIRST TIME ON THE OPEN MARKET IN 35 YEARS. GAS C/H. DOUBLE GLAZED WINDOWS.**

**8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR. TEXTURED AND COVED CEILINGS.**

**PINE PANELLED INTERNAL DOORS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**





**ENTRANCE PORCH** with paved floor. PVCu part opaque double glazed entrance door and side screen to outside. Hardwood glazed/panelled door with lead effect lights and opaque double glazed side screen to

**RECEPTION HALL** 14' 9" x 5' 4" (4.49m x 1.62m) with light oak strip effect flooring. Radiator. 2 Power points. Telephone point. Staircase to first floor. Staircase to the lower ground floor. Access to loft space.

**LOUNGE** 17' 10" x 16' 7" (5.43m x 5.05m) with radiator. Plastic coated aluminium double glazed sliding patio door to and overlooking the front garden and from which a **view** is enjoyed over Carmarthen towards 'UWTSD', 'Ystrad Woods' and beyond. 6 Power points. TV point. Opaque glazed double doors to

**DINING ROOM** 11' 1" x 11' (3.38m x 3.35m) with boarded effect laminate flooring. Radiator. PVCu double glazed double French doors to and overlooking the rear garden. 2 Power points. Door to

**FITTED KITCHEN/BREAKFAST ROOM** 11' x 10' 9" (3.35m x 3.27m) with ceramic tiled floor. Part tiled walls. Plumbing for dishwasher. Hardwood double glazed window. Radiator. TV point. 6 Power points. Provision for gas cooker. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, breakfast bar and canopied cooker hood.

**LOWER GROUND FLOOR** - 7' 9" (2.36m) Ceiling heights

**HALLWAY** with door to the integral double garage.

**UTILITY ROOM** 12' 1" x 7' 11" (3.68m x 2.41m) with ceramic tiled floor. Hardwood double glazed window. Radiator. Part opaque glazed door to rear. Plumbing for washing machine. Part tiled walls. Gas fired central heating boiler. C/h timer control. 4 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

**BEDROOM 4** 12' 5" x 12' 1" (3.78m x 3.68m) with 4 power points. Radiator. Hardwood double glazed window. **This room is presently utilised as a Home Office/Study/Living Room**

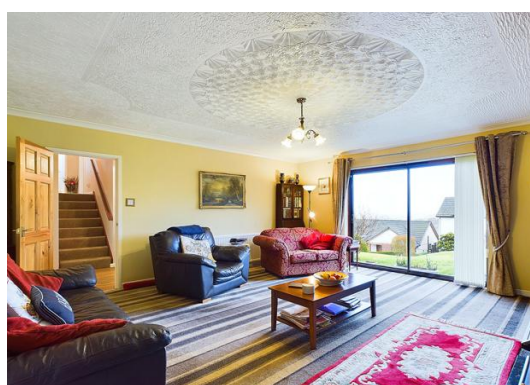
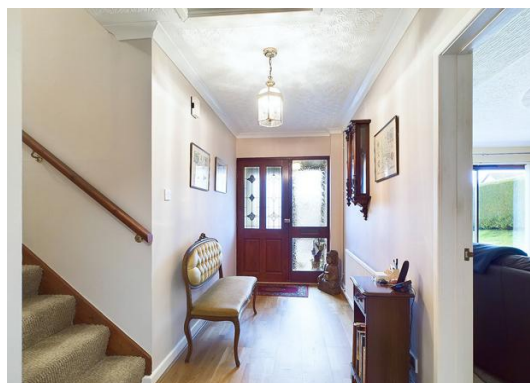
**SEPARATE WC** with boarded effect vinyl floor covering. Radiator. Opaque double glazed window. 2 Piece suite comprising wash hand basin and WC.

**FIRST FLOOR** - 7' 9" (2.36m) Ceiling heights

**LANDING** 10' 1" x 6' 3" (3.07m x 1.90m) overall with 2 power points. Access to loft space.

**BUILT-IN AIRING/LINEN CUPBOARD** with pre-lagged hot water cylinder, immersion heater and slatted shelving.

**REAR BEDROOM 1** 12' 1" x 10' 5" (3.68m x 3.17m) with 2 power points. Hardwood double glazed window. Radiator.





**REAR BEDROOM 2** 12' 1" x 10' (3.68m x 3.05m) with 2 power points. Radiator. Hardwood double glazed window.

**FAMILY BATHROOM** 7' 10" x 6' 5" (2.39m x 1.95m) with fully tiled walls. Radiator. Opaque double glazed window. Tile effect vinyl floor covering. 3 Piece 'shell' suite in white comprising pedestal wash hand basin, WC and panelled bath. Shower enclosure with electric shower over and shower door. Wall light with shaver point.

**MASTER BEDROOM 3** 13' 8" x 13' 10" (4.16m x 4.21m) ext. to 20' 10" (6.35m) overall 'L' shaped with 2 radiators. 2 PVCu double glazed windows to fore with **views** over Carmarthen town towards 'UWTSD,' 'Ystrad Woods' and beyond. TV point. 6 Power points.

**EN-SUITE SHOWER ROOM** 6' 6" x 5' 4" (1.98m x 1.62m) with part tiled walls. Radiator. Boarded effect laminate flooring. Opaque double glazed window. Wall light with shaver point. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with electric shower over and shower door.

### EXTERNALLY

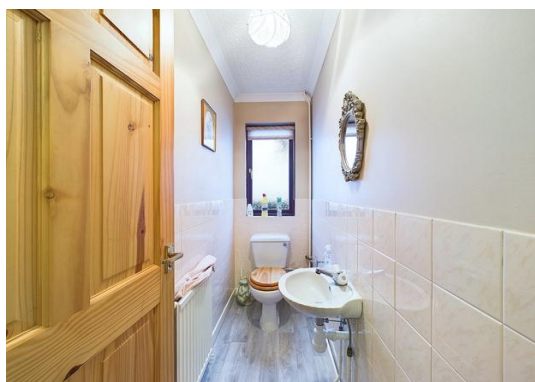
Front lawned garden incorporating a tarmacadamed entrance drive that leads to the double garage and provides ample private car parking. There are pathways to either side one of which has a lawned banked area. Rear paved sun terrace off the dining room with beyond a lawned garden. OUTSIDE LIGHT.

**INTEGRAL DOUBLE GARAGE** that is **part sub-divided** so as to allow if so desired conversion of one or both garages to **additional living accommodation should discerning purchasers wish to create a 'Granny Flat' – STP.**

The double garage comprises: -

**GARAGE No 1** 17' 1" x 10' 3" (5.20m x 3.12m) with up-and-over garage door. Door to the hallway. 6' 8" (2.03m) Wide opening to

**GARAGE No 2** 17' 1" x 10' 3" (5.20m x 3.12m) with up-and-over garage door. 2 Power points. Electricity consumer unit.











**DIRECTIONS:** - From **Carmarthen town centre** travel along '**Barn Road**' into '**Francis Terrace**'/'**Richmond Terrace**.' **Continue past 'Parc Myrddin'** (Council Offices) and **turn next left** into '**Capel Evan Road**.' Travel up 'Capel Evan Road' **passing** the right hand turnings for 'Park Hall' and 'Belvedere Avenue' and on the **right hand bend turn left into 'Llest y Bryn**.' Travel around **the right hand bend keeping right** and **No. 16** will be found towards the end of this road on the **right hand side**.

**ENERGY EFFICIENCY RATING:** - D (58).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0226-1210-9605-4912-0500.

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

**COUNCIL TAX:** – BAND F 2024/25 = £3,012.26p. **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. *Details amended 12.05.25 and 28.07.25*

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

17.02.2025 - REF: 7006