

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- IMMACULATE VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.
- 5 BEDROOMS. 2 RECEPTION ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE PENIEL PRIMARY SCHOOL.
- FIRST TIME ON THE OPEN MARKET SINCE 2004.
- 2 BATHROOMS. 3 WC's. OIL C/H.
- SUNNY REAR GARDEN.
- 1.8 MILES GLANGWILI HOSPITAL.
- 3 MILES CARMARTHEN TOWN CENTRE.

**No 9 Maes Brynglas
Peniel
Carmarthen SA32 7HF**

£435,000 OIRO
FREEHOLD

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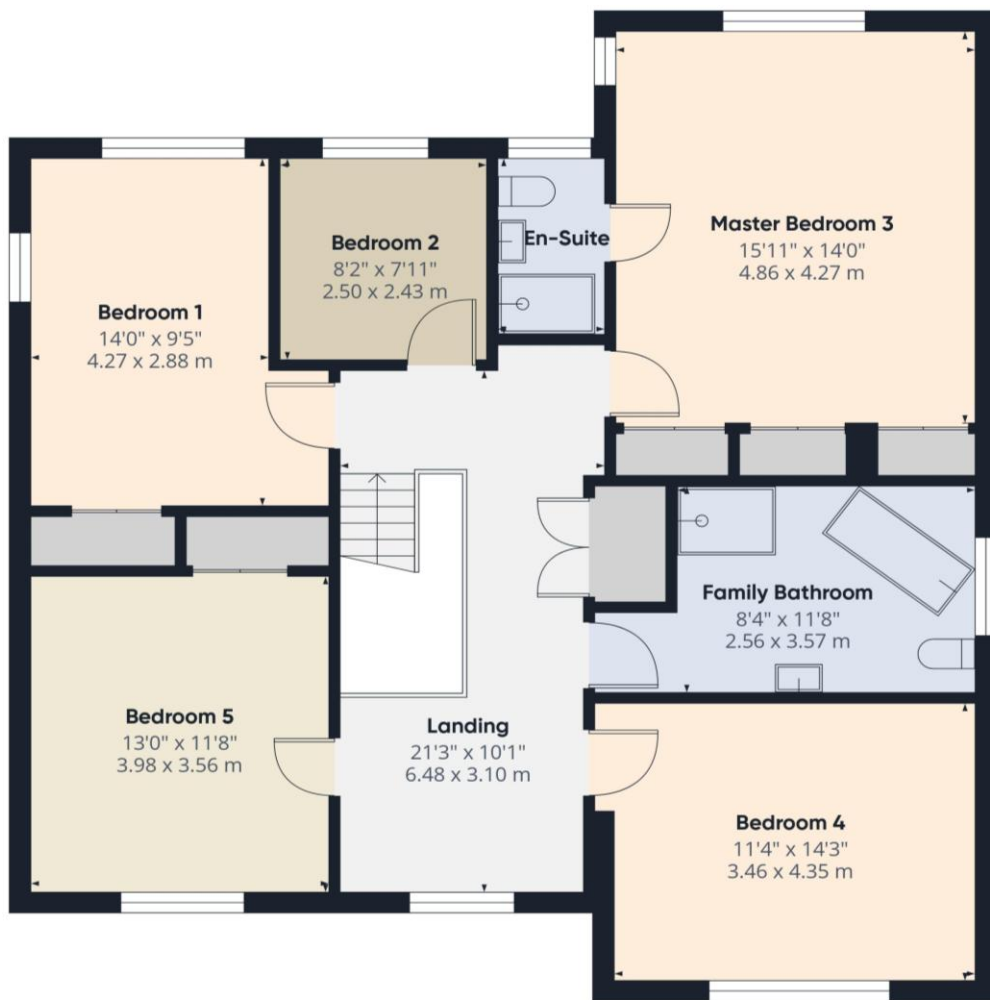
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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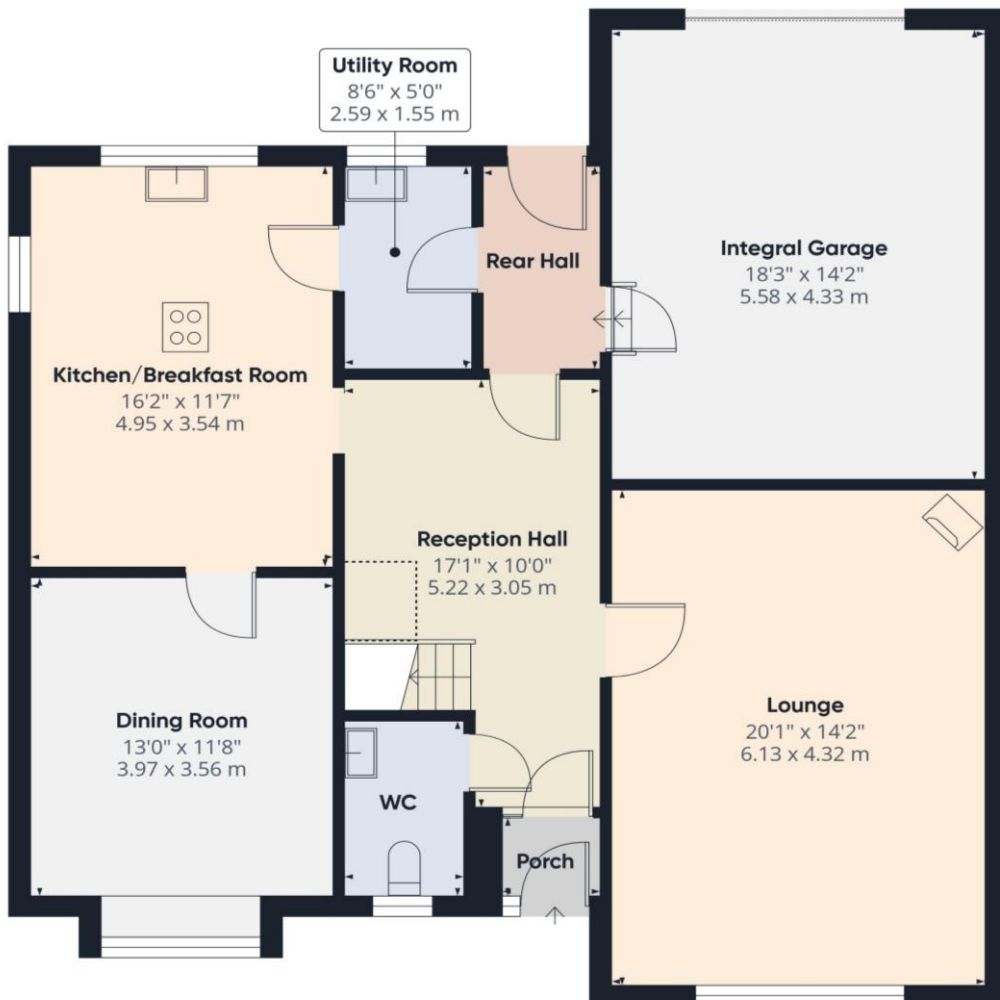
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The Property
Ombudsman

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.



Floor 1



Ground Floor

*An attractive most conveniently situated very well presented modern traditionally built (2002) **DETACHED 5 BEDROOMED/2 RECEPTION ROOMED FAMILY RESIDENCE** having attractive part brick elevations situated at the centre of Peniel which in turn is located on the A485 'Carmarthen to Lampeter' trunk road (regular bus route) within **walking distance of Peniel Primary School**, is within **walking distance (1 mile) of the Gwalia Petrol Filling Station and Convenience Store/Sub Post Office**, is within **1.5 miles of the Recreational Ground at Bronwydd Arms**, is within **2 miles of both Glangwili General Hospital and the A40 trunk road** and is located within **3 miles of the readily available facilities and services at the centre of the County town of Carmarthen.***

FIRST TIME ON THE 'OPEN MARKET' SINCE 2004. NO FORWARD CHAIN.

OIL C/H with thermostatically controlled radiators. **PVCu TRIPLE AND DOUBLE GLAZED WINDOWS.**

SMOOTH SKIMMED AND COVED CEILINGS. PLASTIC FASCIA AND SOFFIT.

8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR.

MOULDED WHITE/GLAZED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

BRICK PILLARED CANOPIED ENTRANCE PORCH with composite entrance door having an opaque double glazed side screen to

VESTIBULE HALL with tiled floor. Glazed/panelled door and side screen to

RECEPTION HALL 17' 2" x 10' (5.23m x 3.05m) with staircase to first floor. Ceramic tiled floor. Radiator. 4 Power points. Telephone point. Understairs storage cupboard. Smoke alarm. Glazed doors to the lounge, rear hall and kitchen.

SEPARATE WC 6' 11" x 4' 6" (2.11m x 1.37m) with ceramic tiled floor. Radiator. PVCu opaque double glazed window. Feature wall panelling effect to dado height. 2 Piece suite in white comprising WC and wash hand bowl with storage drawers beneath.

LOUNGE 20' x 14' 1" (6.09m x 4.29m) with **engineered oak boarded floor**. 2 Radiators. PVCu double glazed window to fore. 'Contina' wood burning stove. 2 Wall light fittings. 8 Power points. 2 Telephone points.

FITTED KITCHEN/BREAKFAST ROOM 16' 4" x 11' 7" (4.97m x 3.53m) with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows. Radiator. Picture light. 10 Power points plus fused points. Range of fitted base and eye level kitchen units with granite worksurfaces and upstand incorporating a 1.5 bowl sink unit, island with 'Zanussi' L.P. gas hob, 'Neff' electric oven and canopied cooker hood. Plumbing for dishwasher. Glazed door to

DINING ROOM 13' x 11' 7" (3.96m x 3.53m) with ceramic tiled floor. 6 Power points. TV point. Radiator. PVCu triple glazed bow window.

UTILTIY ROOM 8' 6" x 5' 1" (2.59m x 1.55m) with ceramic tiled floor. PVCu double glazed window. Plumbing for washing machine. 3 Power points. Fitted base kitchen unit with sink and granite worksurface and upstand.

REAR HALL 8' 7" x 4' 5" (2.61m x 1.35m) with ceramic tiled floor. Radiator. Doors to the integral garage and reception hall.



REAR BRICK PILLARED CANOPIED ENTRANCE PORCH

FIRST FLOOR - 7' 10" (2.39m) ceiling heights - moulded white panel effect doors.

'GALLERIED' style LANDING 22' x 9' 4" (6.70m x 2.84m) overall with smoke alarm. Radiator. 4 Power points. Access via loft ladder to partly boarded attic space. PVCu double glazed window with a view.

BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Radiator and double doors.

REAR BEDROOM 1 14' x 11' 8" (4.26m x 3.55m) overall plus built-in double wardrobe. Double aspect. 2 PVCu double glazed windows - side window with a far reaching view. Radiator. 6 Power points. TV point.

REAR BEDROOM 2 8' 2" x 8' (2.49m x 2.44m) with radiator. PVCu double glazed window. 4 Power points. TV point.

MASTER BEDROOM 3 15' 11" x 14' (4.85m x 4.26m) plus wall to wall/floor to ceiling fitted wardrobes with 3 pairs of double doors. Double aspect. Radiator. PVCu double glazed window to side. PVCu triple glazed window to rear. TV and telephone points. 6 Power points. Part feature wall panelling effect to one wall.

EN-SUITE SHOWER ROOM 7' 4" x 3' 11" (2.23m x 1.19m) with non-slip ceramic tiled floor. Extractor fan. PVCu opaque triple glazed window. Radiator. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback and fitted storage cupboard beneath. Tiled double shower enclosure with plumbed-in shower over and sliding shower door.

LARGE FAMILY BATHROOM 8' 4" x 11' 9" ext. to 14' 10" (2.54m x 3.58m ext. to 4.52m) with feature vinyl tiled floor. PVCu opaque double glazed window. Extractor fan. Radiator. Panel effect walling to dado height. 3 Piece suite in white comprising pedestal wash hand basin, WC and double ended bath tub. Shower enclosure with waterproof panelled walls, plumbed-in dual head shower over and shower door.

FRONT BEDROOM 4 14' 1" ext. to 14' 10" x 11' 4" (4.29m ext. to 4.52m x 3.45m) with radiator. PVCu double glazed window with a view. 6 Power points. TV point.

FRONT BEDROOM 5 13' x 11' 8" (3.96m x 3.55m) plus built-in double wardrobe. Radiator. PVCu triple glazed window with a view. 6 Power points.

EXTERNALLY

Front lawned garden with Beech hedging. Brick paved pathways to the front, either side and rear. Dwarf walled side garden area with pebbled stoned herbaceous borders. Rear walled/close boarded fenced lawned garden enjoying a sunny southerly aspect that affords a good degree of privacy. Rear double gated brick paved entrance drive providing ample private car parking. **OIL STORAGE TANK.**



Applicants should note that the rear tarmacadamed drive is owned by 'No. 9 Maes Brynglas' and gives a right of way to the adjoining property known as 'No. 10'.

INTEGRAL GARAGE 18' 2" x 14' 2" (5.53m x 4.31m) with electronically operated up-and-over garage door. Oil fired central heating boiler. C/h timer control. Water tap. 2 Power points. 8' 5" (2.57m) Ceiling height.

ENERGY EFFICIENCY RATING: - C (70).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: - 0056-0200-8505-6814-9314.**









DIRECTIONS: - From **Carmarthen** take the **A485 'Lampeter Road'** north travelling **past** the entrance to Glangwili General Hospital and **upon entering Peniel turn left in the centre** of the village (**Maes Brynglas signposted**) **before** the bus stop and right hand turning for Peniel Primary School and the property is the **first on the right hand side**.

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

COUNCIL TAX: - BAND F. 2025/26 = £ 3,105.46p. **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 17.9.25, 24.11.25*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

06.05.2025 - REF: 7036