



- ATTRACTIVE MODERN BAY FRONTED DETACHED HOUSE.
- 4 BEDROOMS. 2 BATHROOMS. 3 WC's.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL SHOP AND PRIMARY SCHOOL.
- VERY WELL PRESENTED ACCOMMODATION.
- FITTED KITCHEN/DINING/LIVING ROOM. UTILITY ROOM.
- PRIVATE SUNNY SOUTH FACING GARDEN.
- 1.2 MILES CARMARTHEN TOWN CENTRE.

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£365,000 OIRO
FREEHOLD

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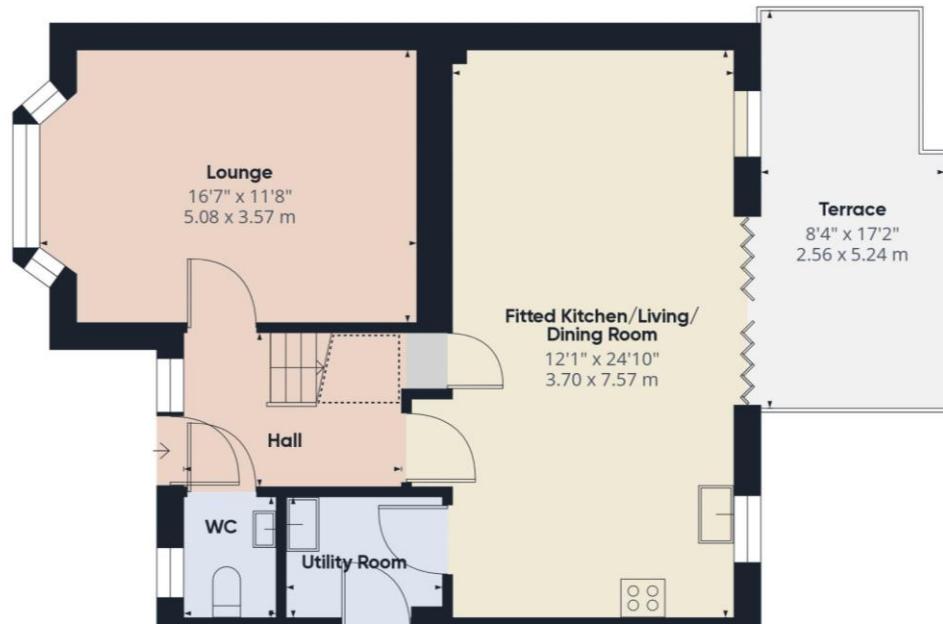
A most conveniently situated very well presented modern (2012/13) **BAY FRONDED 'L' shaped 4 BEDROOMED DETACHED HOUSE** having an attractive part brick facade located just off the head of an established residential estate of varying types and designs that was built to a 'Cambridge' design taken from the 'New Heritage Collection' by 'Redrow Homes' developers and situated just off a bus route within walking distance of the local shop in Brynmeurig and Llangunnor Primary School approximately 1.2 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying **ease of access** to Carmarthen Railway Station, Dyfed/Powys Police Headquarters, 'Aldi' Supermarket and the A40/A48 trunk roads.

FIRST TIME ON THE OPEN MARKET. **GAS C/H** with thermostatically controlled radiators.

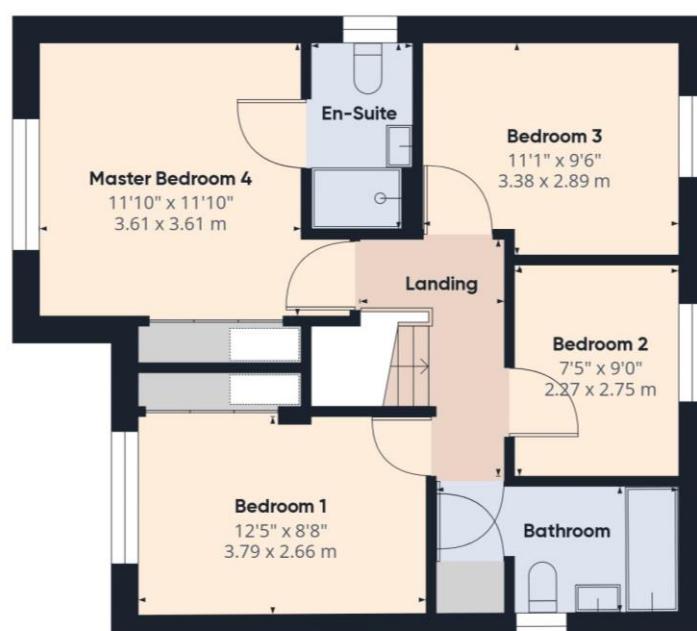
SMOOTH SKIMMED CEILINGS. **PVCu DOUBLE GLAZED WINDOWS.**

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. **PLASTIC FASCIA AND SOFFIT.**

THE BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

CANOPIED/PILLARED ENTRANCE PORCH with PVCu entrance door with opaque double glazed lights and opaque double glazed window to

RECEPTION HALL 9' 6" x 6' 7" (2.89m x 2.01m) overall with staircase to first floor with oak handrail. Dado rail. Radiator. Understairs storage cupboard. 2 Power points.

SEPARATE WC with boarded effect vinyl floor covering. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

LOUNGE 15' 1" x 11' 9" (4.59m x 3.58m) plus PVCu double glazed bay window. TV and telephone points. 7 Power points. Radiator.

FITTED KITCHEN/LIVING/DINING ROOM 24' 11" x 12' 3" (7.59m x 3.73m) with telephone point. 2 Radiators, 2 PVCu double glazed windows overlooking the rear garden. **PVCu double glazed bi-fold doors (2021)** to and overlooking the rear garden. Boarded effect vinyl floor covering. Part tiled walls. 10 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas hob with splashback, canopied cooker hood, pull-out storage unit, electric oven, microwave oven, integrated fridge, freezer, dishwasher and carousel unit. Understairs storage cupboard.

UTILITY ROOM 6' 6" x 5' 8" (1.98m x 1.73m) with boarded effect vinyl floor covering. PVCu part opaque double glazed door to side. Radiator. Part tiled walls. Fitted base unit and worksurface incorporating a sink unit. Plumbing for washing machine. Wall mounted 'Baxi' gas fired central heating boiler. C/h timer control. Fitted wine rack and display shelf.

FIRST FLOOR

LANDING access to loft space. Radiator. 2 Power points.

FRONT BEDROOM 1 12' 6" x 8' 7" (3.81m x 2.61m) plus fitted floor to ceiling built-in wardrobe. PVCu double glazed window. Radiator. Dado rail. 4 Power points.

FAMILY BATHROOM 10' 8" x 5' 9" (3.25m x 1.75m) overall with boarded effect vinyl floor covering. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Extractor fan. Part tiled walls. 3 Piece suite in white comprising WC, wash hand basin with mirrored splashback and panelled bath with plumbed-in shower over. Shaver point.

FITTED AIRING/LINEN CUPBOARD housing the pressurised hot water cylinder.

REAR BEDROOM 2 9' 1" x 7' 5" (2.77m x 2.26m) with radiator. PVCu double glazed window that at present enjoys a view over the lower Towy Valley towards 'Green Castle Woods' and beyond. Fitted floor to ceiling book shelving. Radiator. 2 Power points.



REAR BEDROOM 3 11' 1" x 9' 6" (3.38m x 2.89m) overall slightly 'L' shaped with radiator. 4 Power points. PVCu double glazed window that at present enjoys a view over the lower Towy Valley towards 'Green Castle Woods' and beyond.

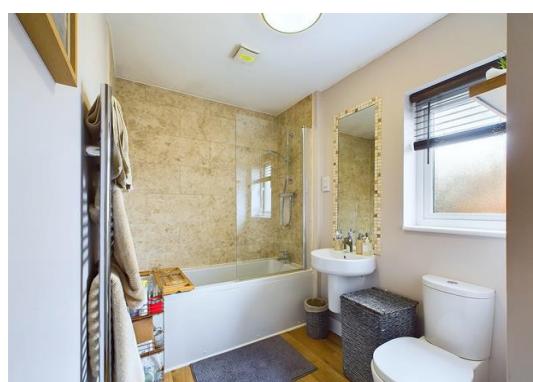
MASTER BEDROOM 4 11' 10" x 11' 11" (3.60m x 3.63m) ext to 13' 8" (4.17m) plus built-in floor to ceiling wardrobes. Radiator. PVCu double glazed window to fore. 6 Power points. Telephone point. 4 USB charger ports.

EN-SUITE SHOWER ROOM (2022) 8' 4" x 4' 2" (2.54m x 1.27m) with PVCu opaque double glazed window. Feature tiled floor. Extractor fan. Towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with storage shelf beneath. Double tiled shower enclosure with dual head plumbed-in shower over and sliding shower door.

EXTERNALLY

Decoratively stoned forecourt and herbaceous border. Gated pathway to one side with to the other side a tarmacadamend entrance drive providing private car parking that leads to the garage. There is to the rear an enclosed sunny south facing lawned garden with decked sun terrace that enjoys a good degree of privacy. **OUTSIDE LIGHT and WATER TAP.**

DETACHED GARAGE 18' 6" x 9' 7" (5.63m x 2.92m) brick built with power and lighting. Up-and-over garage door. 2 Power points.







DIRECTIONS: - From **Carmarthen town centre** travel over Towy bridge and **straight across the roundabout towards** Pensarn passing 'ATS' and the Royal Mail sorting office. **Travel under Pont Pensarn and up 'Babell Hill'.** Travel **past** the turnings for 'Haulfryn' and 'Blaengwastod/Login Road'. Continue over the **speed bumps** and **turn right into 'Roman Park'**. Follow the road all the way around (**do not turn off**) and 'No 67' will be found **towards the head of the estate** set well back off the road on the **left hand side** and which is approached from the **'hammer head'** as it is one of two properties **set back off the 'hammer head'**.

ENERGY EFFICIENCY RATING: - C (78).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 6205-6444-2002-1398-2406.

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

COUNCIL TAX: - BAND E 2024/25 = £2,407.54p. **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 19.12.24.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.08.2024 - REF: 6895