

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **UNIQUE DETACHED FAMILY RESIDENCE.**
- **6 BEDROOMS. 2 BATHROOMS.**
- **LARGE CONSERVATORY. DOUBLE GARAGE.**
- **NON-TRADITIONAL CONSTRUCTION.**
- **1 MILE DYFED/POWYS POLICE HQ.**
- **GLORIOUS FAR REACHING VIEWS OVER CARMARTHEN AND BEYOND.**
- **SCOPE TO CREATE GRANNY FLAT.**
- **GAS HEATING. DOUBLE GLAZED WINDOWS.**
- **1.5 MILES CARMARTHEN TOWN CENTRE.**

Gorwelion
Heol Blaengwastod
Llangunnor
Carmarthen SA31 2LE

£345,000 OIRO
FREEHOLD

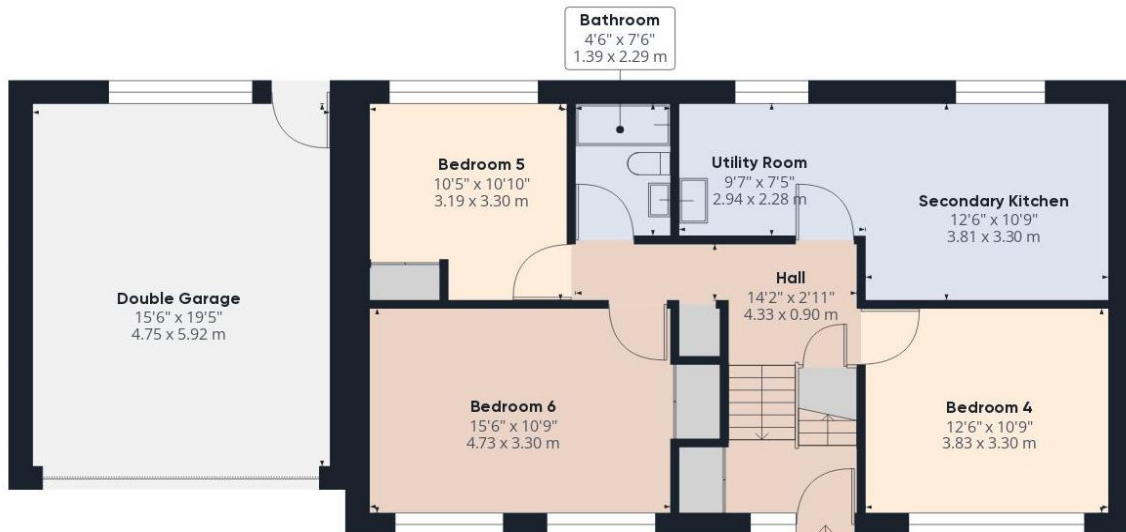
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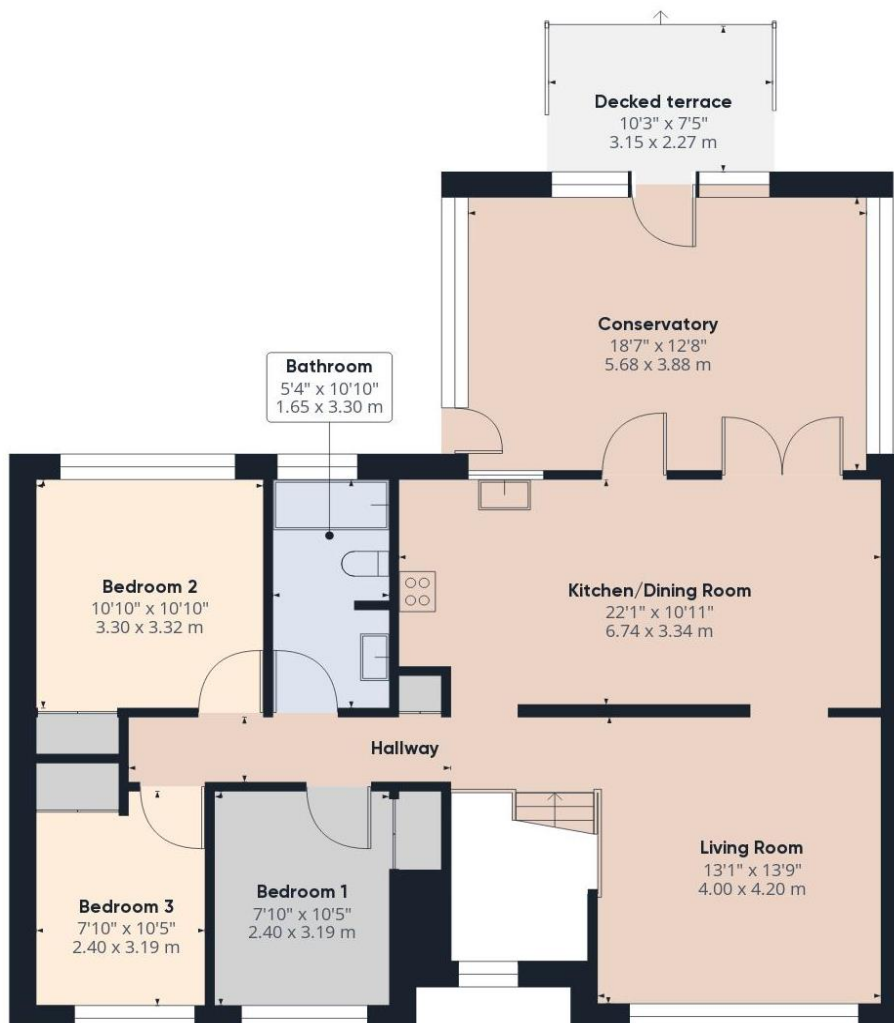
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

A well presented **non-traditionally built** (1965) **6 BEDROOMED SPLIT-LEVEL DETACHED FAMILY RESIDENCE** occupying a **private sunny position** with attractive elevations situated set well back off and above 'Heol Blaengwastod' bordering the countryside at rear and enjoying far reaching views over the lower Towy Valley, Carmarthen town and beyond being located on a bus route within a short walk of the local shop (Brynmeurig stores), is within walking distance of Llangunnor C.P. School (1 mile) is within 1 mile of Dyfed/Powys Police Headquarters and Carmarthen Railway Station and is located some 1.5 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 the A40/A48 trunk roads and businesses/shops on 'Stephens Way' and 'Parc Pensarn'.

GAS FIRED BLOWN AIR HEATING SYSTEM. DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT.

FAR REACHING VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE LOWER TOWY VALLEY, CARMARTHEN TOWN AND BEYOND. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS SHOULD NOTE THAT THE PROPERTY IS OF A NON-TRADITIONAL CONSTRUCTION HAVING ORIGINALLY BEEN BUILT BY 'ENGINEERED HOMES' TO 'THE SEAFORTH' DESIGN WITH THE LOWER GROUND FLOOR HAVING SOLID CONCRETE WALLS AND THE GROUND/FIRST FLOORS OF CANADIAN TIMBER FRAMED CONSTRUCTION.

SINCE 2019 A NEW CENTRAL HEATING SYSTEM HAS BEEN PROVIDED AND THE BATHROOMS AND KITCHEN HAVE BEEN UPDATED/RENEWED.

EXCELLENT SCOPE TO CONVERT THE LOWER GROUND FLOOR TO A GRANNY ANNEXE IF SO DESIRED.

CANOPIED ENTRANCE PORCH with panelled door to

RECEPTION HALL with cloaks cupboard off.
Panelled entrance door with opaque glazed side screen.
Short flight of stairs to the lower ground floor. Short flight of stairs to

FIRST FLOOR - 8' (2.44m) Ceiling heights

LANDING AREA with opening to

LIVING ROOM 13' 10" x 13' 2" (4.21m x 4.01m) with 3 double glazed picture windows with glorious **far reaching views** over Carmarthen and the lower Towy valley. 8 Power points. TV aerial cable. 2 Hot air vents. **3' 11" (1.19m) opening to**

FITTED KITCHEN/DINING ROOM 22' 1" x 10' 11" (6.73m x 3.32m) formerly two rooms with feature boarded effect ceramic tiled floor. Door to the landing area. 2 Hot air vents. Double glazed window. 15 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a cooker hood and ceramic sink unit. Plumbing for dishwasher. Fitted display shelving. Double glazed door and PVCu double glazed double French doors to



CONSERVATORY 18' 8" x 12' 6" (5.69m x 3.81m) on 'Bison beam' floor. Ceramic tiled floor. Half PVCu double glazed on a dwarf brick wall. Polycarbonate roof. 5 Power points. 2 PVCu double glazed entrance doors to side and rear.

INNER LANDING with access to partly boarded loft space. 1 Power point. **Built-in BROOM CUPBOARD** off with double folding doors.

FRONT BEDROOM 1 10' 6" x 7' 11" (3.20m x 2.41m) plus built-in cupboard off with double folding doors. Hot air vent. 4 Power points. Telephone point. Double glazed window with a far reaching view over Carmarthen town, the lower Towy Valley and beyond. Fitted shelving.

BATHROOM 10' 10" x 5' 5" (3.30m x 1.65m) updated since 2019. Part tiled walls. Hot air vent. Opaque double glazed window. Shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment, curtain and rail.

REAR BEDROOM 2 10' 11" x 10' 11" (3.32m x 3.32m) plus built-in wardrobe off with double folding doors. Double glazed window. 4 Power points.

FRONT BEDROOM 3 10' 6" x 7' 11" (3.20m x 2.41m) with built-in wardrobe with double folding doors. 4 Power points. Hot air vent. Double glazed window with a view over Carmarthen town, the lower Towy valley and beyond.

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

HALLWAY with understairs storage cupboard. 2 Power points. Open fronted built-in shelved cupboard.

FRONT BEDROOM 4 12' 8" x 10' 11" (3.86m x 3.32m) with 6 power points. Hot air vent. 3 Double glazed windows with a view.

'L' SHAPED SECONDARY KITCHEN/DINING/UTILITY ROOM 22' 4" x 10' 11" (6.80m x 3.32m) overall with plumbing for washing machine. 'Vaillant eco Tec pro 28' gas fired central heating boiler. Fitted shelving. Clothes airer. Range of fitted base kitchen units incorporating a 1.5 bowl sink unit. 5 Power points. 2 Double glazed windows. Extractor fan. 'Trion' electronic air cleaner/heat exchange unit with UV filter.

BATHROOM 7' 6" x 4' 6" (2.28m x 1.37m) with waterproof panelled walls. Extractor fan. 3 Piece suite in white comprising wash hand basin with fitted store cupboard beneath, WC and panelled bath with plumbed-in dual head shower over. Shaver point. Wall light.

REAR BEDROOM 5 10' 11" x 10' 4" (3.32m x 3.15m) overall 'L' shaped with two double glazed windows. 4 Power points. Hot air vent. Fitted wardrobe with double folding doors.

FRONT BEDROOM 6 15' 8" x 10' 11" (4.77m x 3.32m) plus built-in wardrobe with double folding doors. 2 Double glazed windows with views. Hot air vent. 4 Power points.



EXTERNALLY

The property occupies established well stocked landscaped gardens that are approached via a tarmacadamed entrance drive that leads to the front of the residence. Front lawned garden with herbaceous borders and post and rail fenced sun terrace from which views are enjoyed. There is to one side a gated pathway with to the other side a vegetable garden with two apple trees. Sunny south facing rear lawned garden with herbaceous borders. **Bin storage area. Covered drying area.**

ADJOINING DOUBLE GARAGE 19' 4" x 15' 7" (5.89m x 4.75m) with water tap. Power and lighting. Door to rear. Electronically operated up-and-over garage door. Inspection pit.

LEAN-TO GLASS HOUSE 18' 10" x 8' 2" (5.74m x 2.49m) on concrete block base. 1 Power point. Water tap.

DECKED COVERED PERGOLA approached from the Conservatory with fitted seating.









DIRECTIONS: - From **Carmarthen town centre** travel over 'Towy Bridge' **past** the petrol filling station to the **roundabout** and take the **second exit towards Pensarn/Llangunnor**. Travel **past** 'ATS' and the 'Royal Mail Sorting Office' continuing underneath 'Pont Pensarn'. **Travel up 'Babell Hill'** towards Llangunnor and at the **top of the hill** travel past the right hand turning for 'Brithdir' and **turn next left into 'Heol Blaengwastod'/'Heol Login' (signposted)**. Travel **past** the two left hand turnings for 'Brynmeurig', entrance to Llangunnor Community Park and continue over the speed bump past the **bus shelter and right hand turning for 'Llygad yr Haul'**. Continue a **little further along passing** the entrance to 'Elder Grove' and the **entrance to the property** will be found towards the **'brow of the hill'** on the **right hand side**.

ENERGY EFFICIENCY RATING: - D (61).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2100-6603-8140-2107-9005.

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

COUNCIL TAX: – BAND F 2024/25 = £ 2,845.29p. **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

01.07.2024 - REF: 6849