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Residential, Rural  
& Commercial  
Properties

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Est. 1998

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- **SPACIOUS VERY WELL PRESENTED SEMI-DETACHED HOUSE.**
- **3 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **SUBSTANTIALLY MODERNISED AND UPDATED SINCE 2017.**
- **LARGE REAR GARDEN. FORMER STABLE BLOCK.**
- **OUTBUILDING SUITABLE FOR A NUMBER OF USAGES - STP.**
- **C/H. PVCu TRIPLE GLAZED WINDOWS.**
- **VERY WELL INSULATED. PV PANELS.**
- **1.5 MILES PONTYATES.**
- **5 MILES LLANELLI TOWN CENTRE.**

**Huanfa,**  
**Cynheidre, Nr. Pontyates,**  
**Llanelli SA15 5YE**

**£259,950** 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.

*A most conveniently situated very well presented deceptively large **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** that has been **substantially refurbished, modernised and updated since 2017** situated at the centre of the village community of Cynheidre **just off the B4309 'Pontyates to Llanelli' Road (regular bus route)** some **1.4 miles of Five Roads**, is within **1.5 miles of the local shops and services at Pontyates**, is within **3.5 miles of Glyn Abbey Golf Club and Ffos Las Racecourse**, is within **5 miles of Llanelli town centre**, is within **8 miles of Cross Hands Business Park and the A48 dual carriageway** and the property is located some **10 miles south of the County and Market town of Carmarthen**.*

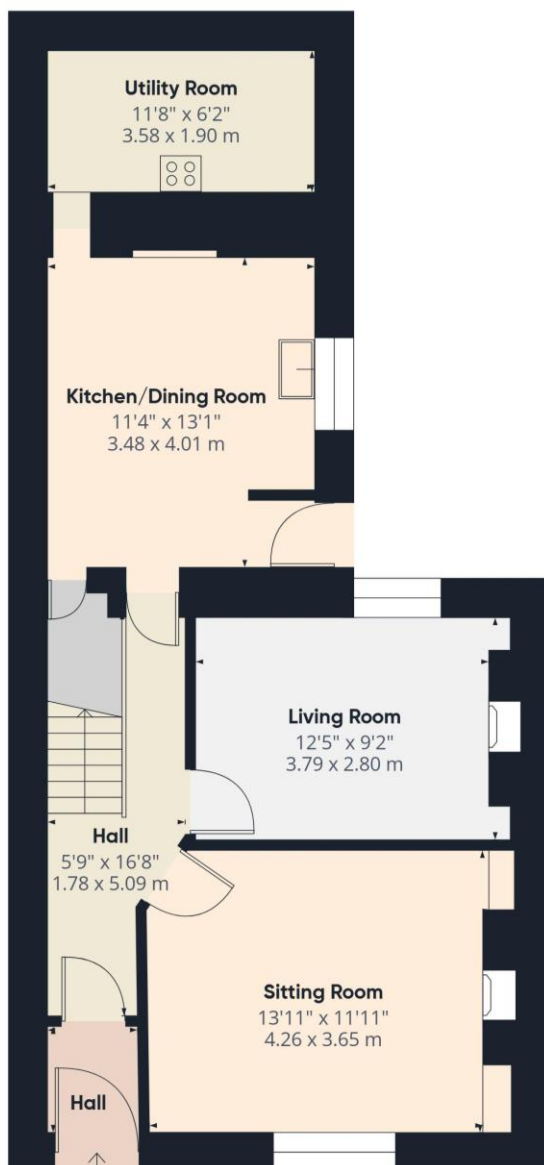
**APPLICANTS SHOULD NOTE THAT SINCE 2017 THE PROPERTY HAS BEEN SUBSTANTIALLY REFURBISHED, MODERNISED AND UPDATED TO INCLUDE RE-ROOFING (2019), PROVISION OF PVCu TRIPLE GLAZED WINDOWS (2024), NEW KITCHEN FITMENTS (2025), SOME NEW CEILINGS etc.**

**APPLICANTS SHOULD ALSO NOTE THAT A NEW CENTRAL HEATING SYSTEM AND INSULATION OF THE MAJORITY OF THE INTERNAL WALLS TOGETHER WITH THE PROVISION OF PV PANELS HAVE BEEN PROVIDED TO THE PROPERTY AS THE RESULT OF AN **ENERGY GRANT**.**

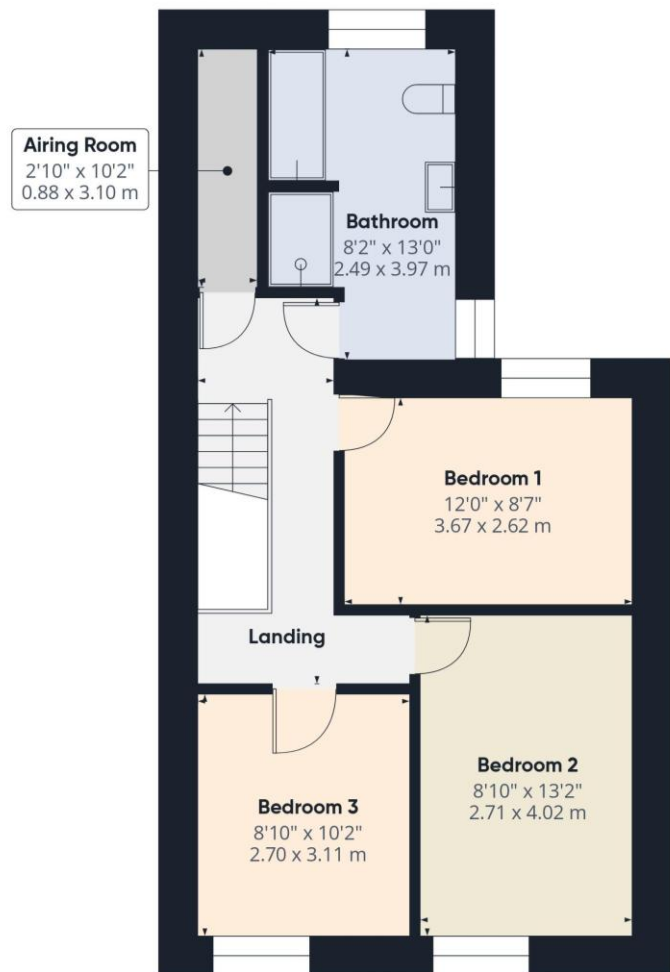
**CENTRAL HEATING OPERATED BY AN AIR SOURCE HEAT PUMP (2023). **PV PANELS**.**

**PVCu TRIPLE GLAZED WINDOWS (2024). **PLASTIC FASCIAS**.**

**SMOOTH SKIMMED CEILINGS TO MOST ROOMS. **THE FITTED CARPETS ARE INCLUDED**.**



Ground Floor Building 1



Floor 1 Building 1



**ENTRANCE VESTIBULE** with composite entrance door with opaque double glazed light. Half tiled walls. Ceramic tiled floor. Oak glazed/panelled door to

**RECEPTION HALL** 16' 10" (5.13m) in depth with telephone point. Ceramic tiled floor. Radiator. Dado rail. Staircase to first floor. 2 Power points. Electricity consumer unit and PV panel inverter. C/h thermostat control.

**SITTING ROOM** 11' 11" x 15' 3" (3.63m x 4.64m) into recesses to either side of the fireplace that incorporates a multi-fuel room heater on paved hearth. 4 Power points. One wall panel effect to dado height. Boarded effect laminate flooring (2025). 2 Radiators. PVCu triple glazed window. Oak glazed/panelled door to the hall.

**LIVING ROOM** 13' 4" x 9' 2" (4.06m x 2.79m) into recess with oak glazed/panelled door to the hall. PVCu triple glazed window. Radiator. **Feature open stone/brick fireplace** (the chimney would need to be swept before use). 2 Power points. Textured ceiling.

**FITTED KITCHEN/DINING ROOM** 13' 2" x 11' 5" (4.01m x 3.48m) with boarded effect ceramic tiled floor. PVCu double glazed window. Radiator. Part tiled walls. Former fireplace. 3 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit. PVCu part opaque double glazed door to outside. C/h room thermostat.

**WALK-IN UNDERSTAIRS STORAGE CUPBOARD OFF**

**UTILITY ROOM** 11' 9" x 6' 3" (3.58m x 1.90m) with ceramic tiled floor. Double glazed 'Velux' window to part sloping ceiling. Canopied cooker hood and splashback. Plumbing for washing machine. 11 Power points plus fused points. Worksurface. Provision for L.P. gas cooker.

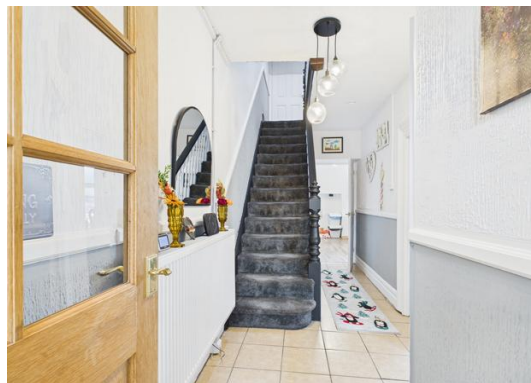
**FIRST FLOOR - 8' 4" (2.54m) and 8' 6" (2.59m) ceiling heights - moulded white panel effect internal doors.**

**LANDING** with dado rail. 2 Power points. C/h thermostat control. Fitted carpet (2024).

**WALK-IN AIRING/LINEN ROOM** 10' 2" (3.10m) in depth with pressurised hot water cylinder. Access to loft space. Fitted hanging rail.

**BATHROOM** 13' 8" x 8' 3" (4.16m x 2.51m) overall with boarded effect vinyl floor covering. 2 PVCu opaque triple glazed windows. Radiator. Part tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath. Tiled double shower enclosure with electric shower over and sliding shower door.

**REAR BEDROOM 1** 12' 1" x 8' 6" (3.68m x 2.59m) with PVCu triple glazed window with a **view** towards Pontyates and Meinciau. Radiator. Victorian style fireplace. 2 Power points. USB charger port.



**FRONT BEDROOM 2** 13' 3" x 8' 9" (4.04m x 2.66m) with feature **Victorian** style fireplace. Radiator. PVCu triple glazed window. 4 Power points. 2 USB charger ports. Panel effect to one wall. Boarded effect laminate flooring (2025).

**FRONT BEDROOM 3** 10' 2" x 8' 11" (3.10m x 2.72m) with boarded effect laminate flooring. PVCu triple glazed window. 2 Power points. Fitted hanging rail.

### **EXTERNALLY**

Unrestricted on street parking available immediately to fore. Side double gated hardcored entrance drive that leads to the rear and provides ample private car parking. Rear enclosed close boarded fenced landscaped garden with paved terrace and decoratively stoned areas. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK. FUEL STORE. OUTSIDE WC. AIR SOURCE HEAT PUMP.**

**BRICK/CONCRETE BLOCK BUILT BUILDING** that is suitable for a **number of usages** subject to the necessary consents being obtained comprising: -

**GARAGE** 13' 5" x 11' 2" (4.09m x 3.40m) with double door access. 6 Power points. PVCu double glazed window. Electricity consumer unit.

**ADJOINING STORE ROOM** 16' 2" x 13' 11" (4.92m x 4.24m) with access to loft storage space over. 2 PVCu double glazed windows. 2 Power points.

### **ADJOINING DOG RUN**

Situated to the **rear of the garden** lies an 'L' shaped concrete block built **FORMER STABLE BLOCK** that comprises: -

**STORE ROOM** 11' 4" x 8' 11" (3.45m x 2.72m) Formerly a tack room with 4 power points. PVCu part opaque double glazed entrance door. PVCu opaque double glazed window. Single glazed window.

**FORMER STABLES** 29' x 10' 11" (8.83m x 3.32m) min with PVCu opaque double glazed entrance door. 5 Windows - one double glazed. 2 Power points.

### **DOG RUN OFF**

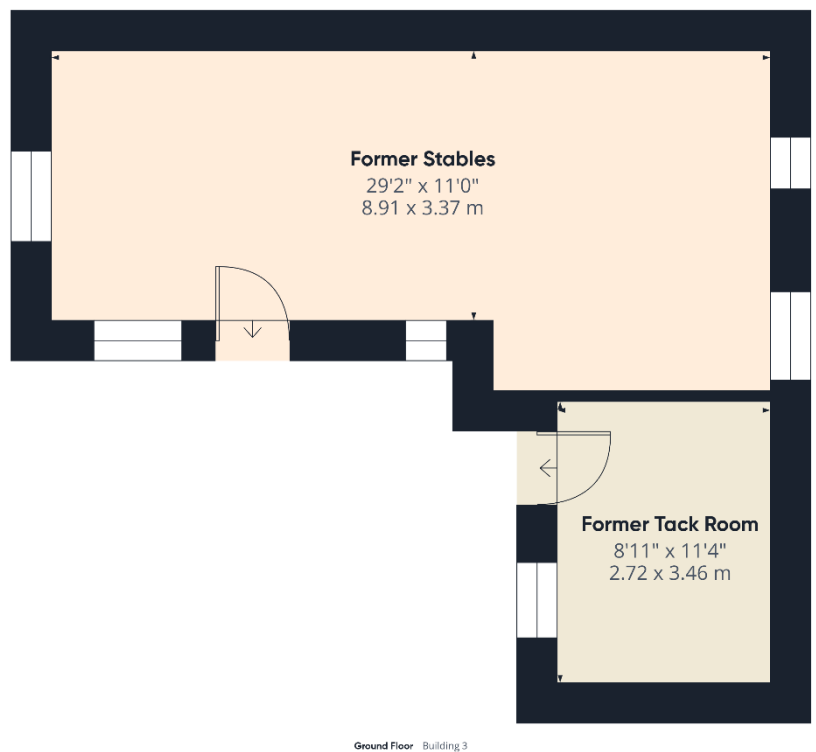
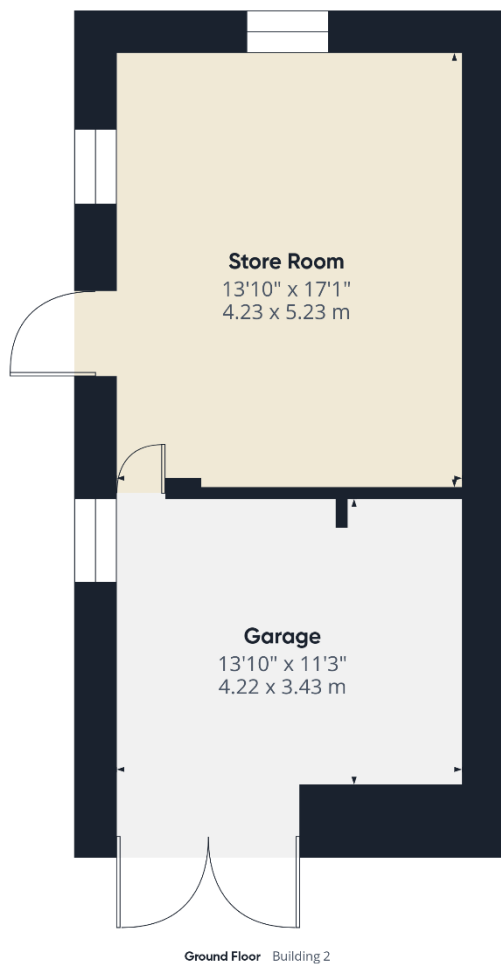












**DIRECTIONS:** - Upon entering **Cynheidre** from the **Pontyates** or **Llanelli** directions turn at the **cross roads in the centre of the village** onto 'Myrtle Hill.' Continue a **short distance** along this road and the property will be found on the **left hand side** on a **left hand band just after** a small development site on the right hand side .

**ENERGY EFFICIENCY RATING:** -

**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 and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND D 2025/26 = £2,287.80p. **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

06.10.2025 - REF: 7130