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Properties

GERALD R.
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- **DETACHED BUNGALOW ON EDGE OF RURAL VILLAGE COMMUNITY.**
- **3 BEDROOMS. DETACHED DOUBLE GARAGE.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **4 MILES NORTH OF A40 AT CWRT HENRI.**
- **FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE.**
- **SUNNY SOUTH FACING POSITION.**
- **LAWNED FRONT, SIDE AND REAR GARDENS.**
- **6 MILES DOCTORS SURGERY AND PRIMARY SCHOOL AT NANTGAREDIG.**

Brynheulog
Llanfynydd
Carmarthen SA32 7TG

£199,950 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.

An 'L' shaped **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** originally built to a pre-fabricated design situated set slightly back off and above the road enjoying a sunny south facing position with far reaching views over the surrounding countryside being located on the periphery of the rural village community of Llanfynydd amidst the countryside and located within 4 miles of the A40 trunk road at Cwrt Henri crossroads and Village Shop/Post Office, is within 5 miles of the A40 trunk road at Pontargoethi, is within 6 miles of both the village community of Brechfa and the Doctors Surgery and Primary School at Nantgaredig, is within 7 miles of Llandeilo and the property is located some 11 miles north east of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

FIRST TIME ON THE MARKET SINCE 1968. OIL C/H with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. LIGHT OAK PANEL EFFECT INTERNAL DOORS.

PLASTIC FASCIA AND SOFFIT. NO FORWARD CHAIN.

FROM THE PROPERTY VIEWS ARE ENJOYED OVER THE VILLAGE OF LLANFYNYDD, SURROUNDING COUNTRYSIDE AND BEYOND.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED TO ONE SIDE IN 1980 AND RE-ROOFED IN 1994.



Ground Floor Building 1

RECEPTION HALL 7' 10" x 7' 2" (2.39m x 2.18m) with PVCu opaque double glazed entrance door. Radiator. 1 Power point.

FRONT BEDROOM 1 8' 6" x 7' 6" (2.59m x 2.28m) with PVCu double glazed window to fore with a far reaching **view** over the village of Llanfynydd and beyond. Radiator. 1 Power point. Fitted book shelving.

INNER HALL with built in cloaks cupboard off.

REAR BEDROOM 2 11' 9" x 9' 9" (3.58m x 2.97m) with double aspect. 2 PVCu double glazed windows. 1 Power point. Radiator.

SHOWER ROOM 7' 8" x 6' 4" (2.34m x 1.93m) overall with boarded effect vinyl floor covering. PVCu opaque double glazed window. Tiled/waterproof panelled walls. Chrome towel warmer ladder radiator. Fitted wall mirror with shaver point. 2 Piece suite in white to fitted bathroom furniture incorporating a WC and wash hand basin. Double shower enclosure with electric shower over. Fitted store cupboard.

REAR BEDROOM 3 11' 9" x 10' 9" (3.58m x 3.27m) overall with fitted wardrobe. PVCu double glazed window. Radiator. 1 Power point.

HOME OFFICE/STUDY 12' 3" x 9' 2" (3.73m x 2.79m) overall plus **built-in cupboards** off. **Formerly the kitchen.** Opaque glazed door and side screen to the kitchen/dining room. Glazed door to the reception hall. Radiator. Telephone point. 4 Power points. Access via retractable loft ladder to the attic space.

BUILT-IN AIRING/LINEN CUPBOARD OFF with hot water cylinder, slatted shelving and C/h timer control. Double doors.

BUILT-IN CLOAKS CUPBOARD OFF with double doors.

PANTRY CUPBOARD with electricity consumer unit.

LIVING ROOM 15' 10" x 10' 8" (4.82m x 3.25m) ext. to 13' 10" (4.22m) with radiator. PVCu double glazed picture window with a far reaching **view** over the village of Llanfynydd and beyond. Feature tiled fireplace with L.P. gas coal effect gas fire - **NOT TESTED**. 2 Wall light fittings. 4 Power points. Door to

FITTED KITCHEN/DINING ROOM 33' 6" x 8' (10.20m x 2.44m) with 2 radiators. Triple aspect. 4 PVCu double glazed windows - **3 with views**. PVCu opaque double glazed door to outside. 14 Power points plus fused point. Plumbing for washing machine. Cloak hook. Range of fitted base and eye level kitchen units incorporating a double drainer sink unit, breakfast bar, ceramic hob with tiled splashback and double oven.

EXTERNALLY

The bungalow occupies established gardens and is approached via a tarmacadamed gated/pillared entrance drive that leads to the double garage at rear that provides ample private car parking. Front lawned gardens to either side of the entrance drive. Paved sun terrace. Rear former vegetable garden. OIL STORAGE TANK.



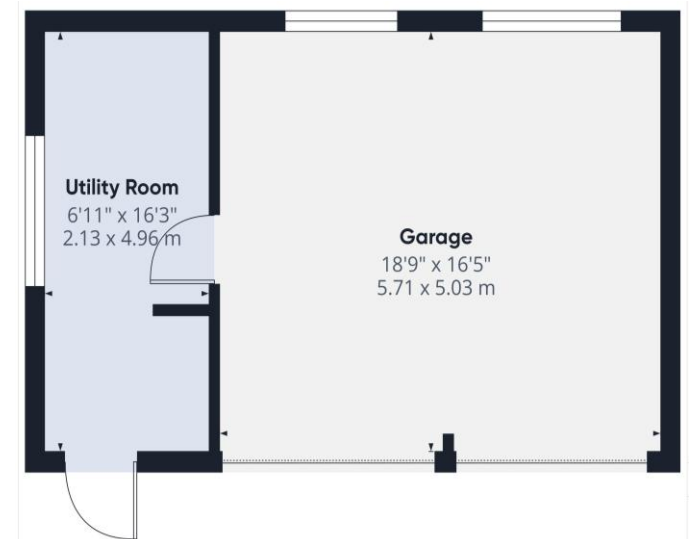
DETACHED DOUBLE GARAGE 18' 7" x 16' 5" (5.66m x 5.00m) with two roller doors - one electronically operated. Water tap. Power and lighting. 2 PVCu double glazed windows. Door to

OUTSIDE UTILITY/BOILER ROOM 16' 5" x 6' 11" (5.00m x 2.11m) overall with 'Grant' oil fired central heating boiler. Fitted worksurface. 4 Power points. Shelving. PVCu double glazed window. Door to outside.

LEAN-TO GREENHOUSE







DIRECTIONS: - The village of **Llanfynydd** may be approached from the **Carmarthen or Llandeilo directions**. Travelling from **Carmarthen** travel **past** the village of Whitemill continuing through Nantgaredig and as **you leave Pontargothi** turn left for Llanfynydd (signposted). Follow the signs all the way to Llanfynydd passing 'Pantglas Home Farm' and 'Pantglas Hall Holiday and Leisure Resort' and the left hand turning for Brechfa and right hand turning for Cwrt Henri. As you travel towards Llanfynydd **fork right** on to a Council maintained road and as you enter the village travel past the new development on your left hand side (**Awel y Mynydd**) and the **Cemetery** on your right hand side to an 'off set' crossroads and **turn right (that leads to Cwrt Henri)**. Continue a short distance along this Council maintained road and the property will be found on your **left hand side**. **ALTERNATIVELY** travelling from **Llandeilo**, travel west towards Carmarthen and at Dryslwyn/Cwrt Henri crossroads **turn right** for Cwrt Henri/Llanfynydd/Pantglas Hall - **signposted** and as you enter the village the property will be found on your **right hand side before** the junction.

ENERGY EFFICIENCY RATING: - F (27).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9569-3014-3202-7082-4204.

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

COUNCIL TAX: - BAND D 2025/26 = £2,143.80p. **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.

Details amended – 08.10.25

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

11.09.2025 - REF: 7115