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• ESTATE AGENTS •

Valuers  
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Est. 1998

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- **INDIVIDUAL TRADITIONALLY BUILT DETACHED BUNGALOW RESIDENCE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **VIEWS TO FORE OVER THE SURROUNDING COUNTRYSIDE.**
- **4 MILES RAILWAY STATION AT WHITLAND.**
- **3 BEDROOMS. 2 BATHROOMS. 3 WC's.**
- **OIL C/H. FRONT AND REAR LANDSCAPED GARDENS.**
- **1 MILE ST. CLEARS TOWN CENTRE.**
- **MIDWAY CARMARTHEN AND HAVERFORDWEST.**

**Derwen Las**  
**Pwll Trap**  
**St. Clears SA33 4AL**

**£325,000** OIRO  
**FREEHOLD**

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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 individual traditionally built (circa. 1991) **3 BEDROOMED DETACHED 'L' shaped BUNGALOW RESIDENCE** having an attractive part brick facade affording **spacious accommodation** situated **set back off and above the road** enjoying **rural views to the fore** over the surrounding countryside towards Llangynin in the distance being located on a **bus route** within **walking distance** of 'The White Lion' Public House at the centre of Pwll Trap, approximately **half a mile of the A40 'St. Clears to Whitland' trunk road**, is within **1 mile of the centre of St. Clears** that offers the usual range of local facilities and services and which in turn is located within **4 miles of the Market town of Whitland** which offers a **Railway Station** and Secondary School, is within **5 miles of the ancient estuarial township of Laugharne** that is renowned for its Dylan Thomas connections and Castle and the property is situated some **10 miles west** 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 beautiful varied West Wales coastline with the County town of **Haverfordwest** being approximately **20 miles distant**.*

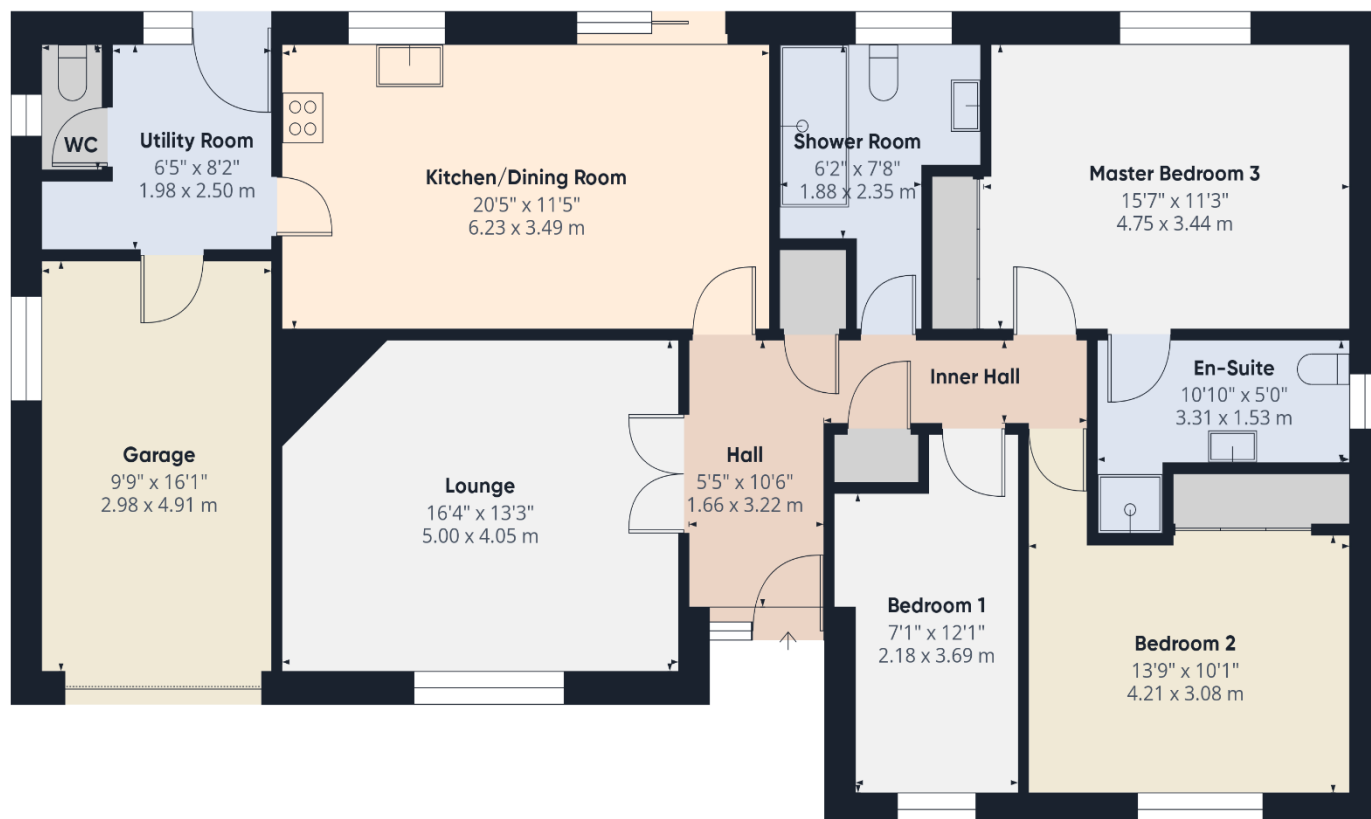
**OIL CENTRAL HEATING** with thermostatically controlled radiators to most rooms.

**PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**RURAL VIEWS ARE ENJOYED TO FORE OVER THE SURROUNDING COUNTRYSIDE TOWARDS LLANGYNIN.**

**TEXTURED AND COVED CEILINGS. 7' 11" (2.41m) CEILING HEIGHTS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**





**RECESSED ENTRANCE PORCH** with PVCu part opaque double glazed entrance door and side screen with leaded effect lights to

**RECEPTION HALL** with C/h thermostat control. 2 Power points. Glazed double doors to the lounge. Glazed door to the Kitchen/Dining room.

**BUILT-IN AIRING/LINEN CUPBOARD** off with pre-lagged hot water cylinder, slatted shelving and immersion heater.

**LOUNGE** 16' 6" x 13' 4" (5.03m x 4.06m) with telephone point. PVCu double glazed window with a **rural view**. Radiator. 6 Power points. TV point. Feature stone fireplace.

**FITTED KITCHEN/DINING ROOM** 20' 6" x 11' 5" (6.24m x 3.48m) with radiator. 10 Power points plus fused point. Ceramic tiled floor to the kitchen area. Part tiled walls. Telephone point. Extractor fan. Sliding PVCu double glazed patio door to and overlooking the rear garden. Range of fitted base and eye level oak effect fronted kitchen units incorporating a 1.5 bowl sink unit, glazed/open fronted display units and cooker hood. Door to

**UTILITY ROOM** 9' 10" x 8' 4" (2.99m x 2.54m) overall 'L' shaped with ceramic tiled floor. 'Mistral' oil fired central heating boiler. C/h timer control. Plumbing for washing machine. 4 Power points. Extractor fan. PVCu double glazed window. PVCu part double glazed door to rear. Door to the integral garage.

**SEPARATE WC** with ceramic tiled floor. Opaque double glazed window. WC in white.

**INNER HALL** with radiator. Access to loft space.

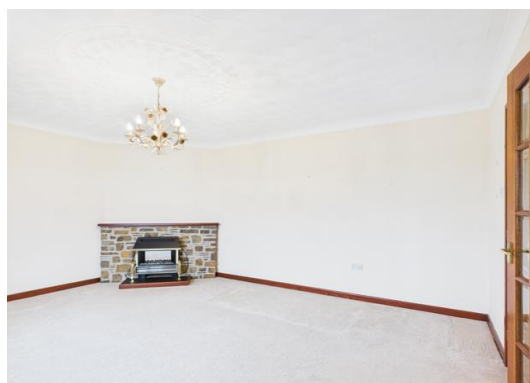
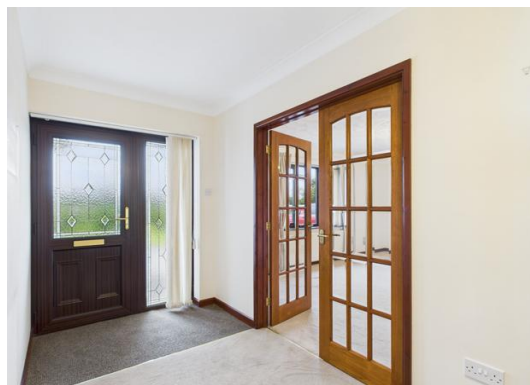
**BUILT-IN LINEN CUPBOARD OFF** with slatted shelving.

**SHOWER ROOM** 11' 4" x 8' 6" (3.45m x 2.59m) overall 'L' shaped with radiator. Opaque double glazed window. Fully tiled walls. Wall light with shaver point. 2 Piece suite in champagne comprising pedestal wash hand basin and WC. Shelved unit. Tiled shower enclosure with fitted seat and plumbed-in shower over.

**FRONT BEDROOM 1** 14' 5" x 7' 10" (4.39m x 2.39m) overall with radiator. PVCu double glazed window to fore with a **rural view**. 4 Power points.

**FRONT BEDROOM 2** 13' 11" x 10' (4.24m x 3.05m) ext. to 14' 5" (4.39m) overall with PVCu double glazed window with a **rural view**. Radiator. Telephone point. 4 Power points. **Fitted bedroom suite**.

**MASTER BEDROOM 3** 15' 4" x 11' 4" (4.67m x 3.45m) min with double glazed window to rear. Radiator. 4 Power points. **Fitted bedroom suite**.



**EN-SUITE SHOWER ROOM 10' 10" x 5' (3.30m x 1.52m) plus** recessed tiled shower enclosure with electric shower over and shower door. Opaque double glazed window. Part tiled walls. Radiator. Extractor fan. 2 Piece suite in champagne comprising pedestal wash hand basin and WC. Wall light with shaver point.

### **EXTERNALLY**

The bungalow occupies level easily manageable well stocked landscaped gardens that incorporate a tarmacadamed entrance drive that provides ample private car parking. Walled lawned front garden with herbaceous borders and ornamental trees/shrubs. Walled gated footpaths (6' and 5' 5" wide (1.83m and 1.65m) with lawned areas to either side. Sunny south facing enclosed walled/close boarded fenced lawned garden with paved sun terrace, herbaceous borders, apple and pear trees, ornamental shrubs etc.

**OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**

**INTEGRAL GARAGE 16' 5" x 9' 9" (5.00m x 2.97m) with electronically operated** up-and-over garage door. Single glazed window. Electric consumer unit. 2 Power points. **8' 6" (2.59m) Ceiling height.**









**DIRECTIONS:** - From **St. Clears town centre** the property may be approached by taking the '**Pwll Trap Road**' travelling **past** the Spar shop, County Stores Bakery and right hand turning for Llangynin. Continue up '**Ostrey Hill**' **past** the entrance to 'Cefn Maes' and as you enter Pwll Trap the property will be found on the **left hand side just after** the turning for '**Parc Llwyn Celyn**' and **before** the 'White Lion' Public House. **ALTERNATIVELY**, the property can be approached from the **Whitland direction** by turning off the **A40 trunk road for Pwll Trap**. Continue **through the 'square'** **past** the turning for '**Gors Fach**' and the 'White Lion' Public House travelling for a **further 250 metres** and the property will be found on the **right hand side**.

**ENERGY EFFICIENCY RATING:** - D (58).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0035-0200-3905-6315-9710.

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

**COUNCIL TAX:** - BAND E 2025/26 = £2,677.46p. **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** – 07.08.25, 29.09.25

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

07.07.2025 - REF: 7082