

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- ATTRACTIVE DETACHED COUNTRY BUNGALOW RESIDENCE.
- 2 BATHROOMS/WC's. LARGE UTILITY ROOM.
- PVCu DOUBLE GLAZED WINDOWS.
- SCOPE TO CREATE A GRANNY ANNEXE - STP.
- SPACIOUS VERY WELL PRESENTED MODERNISED AND IMPROVED 4 BEDROOMED ACCOMMODATION.
- OIL C/H. CONSERVATORY. 2 GARAGES.
- SET IN 0.40 OF AN ACRE.
- 4 MILES NORTH OF CARMARTHEN.

**Gercoed
Trawsmawr
Carmarthen SA33 6NA**

OFFERS IN EXCEES OF
£360,000
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 attractive and substantial very well presented most conveniently situated individually built **4 BEDROOMED DETACHED COUNTRY BUNGALOW RESIDENCE** in **approximately 0.40 of an acre** set back off and above the road (bus route) enjoying a sunny southerly aspect amidst a small wooded river valley within **1.5 miles of Carmarthen Golf Club**, is within **2.5 miles of the A484 Carmarthen to Cardigan trunk road** and village of **Cynwyl Elfed** that offers a Primary School and Village Shop/Post Office and is located some **4 miles north** 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 varied and beautiful beaches of the West Wales coastline.

SCOPE TO CREATE A GRANNY ANNEXE - subject to the necessary consents being obtained.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED SINCE 2017 TO INCLUDE NEW EN-SUITE FITMENTS, NEW CENTRAL HEATING BOILER, L.P. GAS STOVE (2017) TO THE LOUNGE, PROVISION OF A SMALL CONSERVATORY, REMOTE OPERATED GARAGE DOOR, NEW OIL STORAGE TANK, RE-DECORATION etc.

OIL CENTRAL HEATING with thermostatically controlled radiators (**new boiler 2020**).

PVCu DOUBLE GLAZED WINDOWS. TEXTURED AND COVED CEILINGS.

8' (2.44m) CEILING HEIGHTS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

PLASTIC FASCIA AND SOFFIT. THE FITTED CARPETS ARE INCLUDED.



BRICK ARCHED/PILLARED ENTRANCE PORCH with PVCu entrance door with opaque glazed lights and side screen with leaded/stained glass effect lights to

RECEPTION HALL 13' 11" x 5' 10" (4.24m x 1.78m) with radiator. Mains smoke alarm. 2 Power points. Telephone point.

BUILT-IN CLOAKS CUPBOARD off with double doors.

LOUNGE/DINING ROOM 17' 9" x 14' 8" (5.41m x 4.47m) with 2 PVCu double glazed windows to fore with a view. Radiator. 10 Power points. TV point. 3 Wall light fittings. L.P. gas log effect stove. Portable C/h timer and thermostat control.

FITTED KITCHEN/BREAKFAST ROOM 18' x 12' (5.48m x 3.65m) with tile effect vinyl floor covering. 2 Radiators. Part tiled walls. 11 Power points plus fused points. Telephone point. PVCu double glazed window overlooking the rear garden. Fire door to the integral garage. Range of fitted base and eye level light oak effect fronted kitchen units incorporating a cooker hood, open fronted display units, 1½ bowl sink unit and integrated fridge. 'Zanussi' freestanding electric oven. Under pelmet lighting. PVCu opaque double glazed door to

PVCu DOUBLE GLAZED CONSERVATORY 11' 9" x 6' 2" (3.58m x 1.88m) with boarded effect laminate flooring. 2 Power points. PVCu double glazed door to rear. PVCu opaque double glazed door to

UTILITY ROOM 14' 9" x 8' 2" (4.49m x 2.49m) with ceramic tiled floor. Radiator. Part tiled wall. PVCu double glazed window overlooking the rear garden. Radiator. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit. 8 Power points. 'Grant' oil fired central heating combi boiler (2020). Door to the integral garage.

INNER HALL 14' 7" x 5' 9" (4.44m x 1.75m) with radiator. 2 Power points. Access via retractable loft ladder to the attic space which has power and lighting.

BUILT-IN AIRING/LINEN CUPBOARD off with double doors. Radiator. Slatted shelving.

REAR BEDROOM 1 9' 9" x 7' 4" (2.97m x 2.23m) with radiator. 4 Power points. PVCu double glazed window overlooking the rear garden. TV point.

FAMILY BATHROOM 9' 9" x 5' 7" (2.97m x 1.70m) min. with half tiled walls. Ceramic tiled floor. Extractor fan. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3 Piece suite comprising pedestal wash hand basin, WC and panelled bath. Recessed tiled shower enclosure with electric shower over and shower door.

FRONT BEDROOM 2 10' 8" x 9' 10" (3.25m x 2.99m) plus built-in double wardrobe. TV point. Radiator. PVCu double glazed window overlooking the front garden. 6 Power points. Reading light.



FRONT BEDROOM 3 13' 10" x 10' 9" (4.21m x 3.27m) with 2 PVCu double glazed windows overlooking the front garden. Radiator. 8 Power points. Fitted pine fronted wardrobes. TV point.

MASTER BEDROOM 4 15' 1" x 11' 9" (4.59m x 3.58m) with radiator. PVCu double glazed window overlooking the rear garden. 8 Power points. TV and telephone points. Door to

EN-SUITE SHOWER ROOM 6' 9" x 4' 11" (2.06m x 1.50m) min with part tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Radiator. Extractor fan. Recessed tiled shower enclosure with electric shower over and shower door. 2 Piece suite in white comprising WC and pedestal wash hand basin.

EXTERNALLY

The property occupies gardens and grounds amounting to **approximately 0.40 of an acre** that incorporate a pillared brick paved/tarmacadamed entrance drive that provides ample private car parking/turning and space if so desired for a caravan/motorhome. Front walled lawned garden. Rear brick paved sun terrace with leading to a gently sloping lawned garden with small wooded sloping copse beyond. **OUTSIDE LIGHT, POWER POINT and WATER TAP. Bunded OIL STORAGE TANK. GREENHOUSE. GARDEN STORE SHED.**

INTEGRAL GARAGE/WORKSHOP 18' 8" x 14' 11" (5.69m x 4.54m) with 2 PVCu double glazed windows. Electronically operated up-and-over garage door. Access to loft space. 6 Power points. Doors to the kitchen (fire door) and utility room.

DETACHED GARAGE 11' 10" x 11' 6" (3.60m x 3.50m) with up-and-over garage door. 8 Power points. PVCu double glazed window. **7' (2.13m) wide opening to**

GARDEN STORE 9' 10" x 6' 9" (2.99m x 2.06m) with personal roller door. Electric light. PVCu opaque double glazed window.







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ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9807-3427-7002-1827-0902.

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

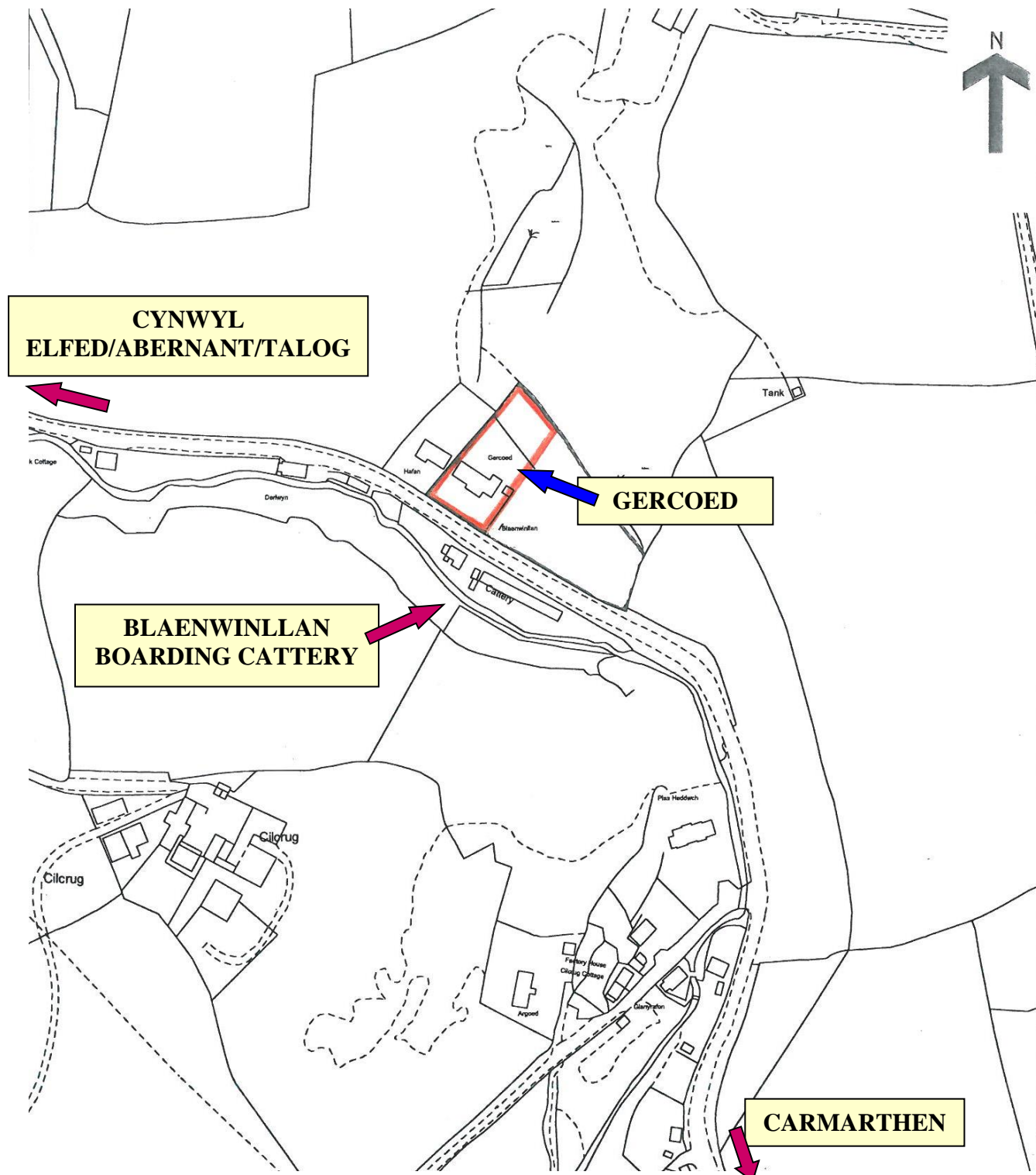
COUNCIL TAX: – BAND E 2023/24 = £2,229.57p. *Oral enquiry only.*

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 – 20.08.2023

DIRECTIONS: - From **Carmarthen town centre** turn off 'St. Catherine Street' and travel up '**Water Street/Fountain Hall Terrace**' continuing along '**Lime Grove Avenue**' towards **Trevaughan**. Travel **past** the turnings for the Fire Station, Golf Club and Cemetery and **continue through Trevaughan** and out into the **countryside** towards **Cynwyl Elfed/Abernant/Talog**. Continue **past** the '**The Plough and Harrow**' **Public House** travelling for a **further 2 miles approx.** **passing** another right hand turning for Carmarthen Golf Club and the property will be found a **little further along just after a left hand bend** on the **right hand side, opposite 'Blaenwinllan Boarding Cattery'** and **before** the right hand bend leading in to 'Bwlchnewydd'



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

25.03.2023 - REF: 6549