



- **IMMACULATE SUBSTANTIALLY EXTENDED DETACHED BUNGALOW.**
- **2 DOUBLE BEDROOMS. GAS C/H. 3 BATHROOMS/WC'S.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **VIEWS. JUST OFF BUS ROUTE.**
- **VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.**
- **2 EN-SUITE WET ROOMS.**
- **SUNNY SOUTH FACING PRIVATE LAWNED REAR GARDEN.**
- **WALKING DISTANCE TOWN CENTRE (0.75 OF A MILE).**

No 2 Groesffordd Fach
Carmarthen
SA31 1EB

£255,000 OIRO
FREEHOLD

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*A conveniently situated immaculate very well presented traditionally built (mid to late 1970's) **2 DOUBLE BEDROOMED DETACHED BUNGALOW RESIDENCE** having attractive brick elevations affording light and airy accommodation occupying sunny well maintained front, side and rear gardens that has been **substantially extended in 2011 and 2016** with the provision of the front porch/study area and En-suite bathrooms in 2011 and 2016 respectively situated occupying a corner plot at the beginning of a small cul-de-sac that forms part of a larger overall development of varying types and designs just off a regular bus route within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen that is approximately **0.75 of a mile** distant. The property being within 1.3 miles of Glangwili General Hospital and enjoys ease of access to the A40/A48/A484 and A485 trunk roads.*

FIRST TIME ON THE MARKET IN OVER 40 YEARS. NO FORWARD CHAIN.

GAS C/H with thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

TEXTURED AND SMOOTH SKIMMED CEILINGS AND/OR COVED.

CAVITY WALL INSULATION. THE BLINDS AND FITTED CARPETS ARE INCLUDED.

RECEPTION HALL/STUDY 7' 8" x 7' 1" (2.34m x 2.16m) with light oak boarded flooring. Double aspect. Radiator. PVCu opaque double glazed entrance door and side screen with stained glass/leaded effect lights. 2 Power points. 4' 9" (1.45m) wide opening to

INNER HALL 5' 10" x 4' 10" (1.78m x 1.47m) with 1 power point. Deep fitted floor to ceiling **CLOAKS CUPBOARD** with double doors. Light oak boarded flooring to match the Reception Hall.

UTILITY ROOM 4' 11" x 3' 4" (1.50m x 1.02m) with light oak boarded flooring. PVCu opaque double glazed window. Radiator. Fitted shelving. Electricity consumer unit. 2 Power points. Worksurface and base unit.

FITTED KITCHEN/BREAKFAST ROOM 12' 8" x 9' 7" (3.86m x 2.92m) with boarded effect laminate flooring. Smooth skimmed and coved ceiling having recessed downlighting. PVCu opaque double glazed entrance door with stained glass/leaded effect lights. PVCu double glazed window. Panelled radiator. TV point. 7 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, integrated dishwasher, fridge, freezer, microwave oven, ceramic hob with splashback, oven and grill, pan drawers and canopied cooker hood.

LOUNGE/DINING ROOM 17' 11" x 11' 2" (5.46m x 3.40m) with 2 PVCu double glazed windows to side. Boarded effect flooring. 5 Power points. Feature fireplace incorporating a log effect electric fire.



INNER HALL with boarded effect laminate flooring. 1 Power point. Access to loft space. C/h thermostat and timer control.

BUILT-IN AIRING/LINEN CUPBOARD

with slatted shelving. 2 Power points. Wall mounted 'Worcester' gas fired central heating boiler (regularly serviced). Radiator.



BATHROOM 7' 5" x 6' (2.26m x 1.83m) with ceramic tiled floor. PVCu opaque double glazed window. Radiator. Fully tiled walls. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath.

REAR BEDROOM 1 10' x 9' 9" (3.05m x 2.97m) with 3 power points. PVCu double glazed window. Radiator.

EN-SUITE WET ROOM 8' 11" x 6' 8" (2.72m x 2.03m) with chrome towel warmer ladder radiator. PVCu double glazed window overlooking the rear garden with a [view](#). Extractor fan. Fully tiled walls. 2 Piece suite in white comprising pedestal wash hand basin and WC. Dual head plumbed-in shower with shower screen and fitted shower seat. Wet room flooring.

MASTER BEDROOM 2 14' 9" x 11' 2" (4.49m x 3.40m) **plus** deep built-in wardrobe. PVCu double glazed window with a [view](#). Radiator. Telephone point. 4 Power points.

EN-SUITE SHOWER ROOM 8' 9" x 6' 9" (2.66m x 2.06m) with wet room flooring. Extractor fan. Fully tiled walls. PVCu double glazed window overlooking the rear garden and from which a [view](#) is enjoyed. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Electric shower and shower screen.

EXTERNALLY

Tarmacadamed forecourt and entrance drive providing private car parking. Double gated brick paved driveway that leads to the garage and provides additional car parking. Front walled/railed lawned garden that extends to one side and incorporates ornamental trees/shrubs. Paved/brick paved pathways to the front, either side and rear. Rear brick paved sun terrace leading to an enclosed lawned garden that enjoys a sunny southerly aspect and from which views are enjoyed.

OUTSIDE LIGHT and WATER TAP.

GARDEN STORE SHED 8' 11" x 6' 8" (2.72m x 2.03m) concrete block built. PVCu double glazed window. Fitted workbench. PVCu part opaque double glazed entrance door. 2 Power points.

DETACHED GARAGE 16' 5" x 12' 11" (5.00m x 3.93m) **overall** 'L' shaped with electronically operated up-and-over garage door. Base and wall store cupboards. 4 Power points. PVCu part opaque double glazed personal door with stained glass/leaded effect lights.









DIRECTIONS: - From **Carmarthen town centre** travel along '**Richmond Terrace**' **past** 'Parc Myrddin' (Council Offices) and **turn left into 'Capel Evan Road.'** Continue **past** the turnings for 'Park Hall', 'Belvedere Avenue' and 'Lluest y Bryn' **continuing** around the right hand bend **passing** the left hand turning for 'Courtlands Park' and **turn next left** into '**Parc yr Onnen.**' Continue **halfway** into 'Parc yr Onnen' and 'Groesffordd Fach' will be found on the **right hand side** with '**No 2**' being the **first property on the right hand side.**

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0928-1210-8905-4914-0804.

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

COUNCIL TAX: - BAND D. 2025/26 = £2,264.07p. **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 – 25.07.25, 10.09.25

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.02.2025 - REF: 6999