

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- ATTRACTIVE MODERN SEMI-DETACHED HOUSE FRONTING NO THROUGH ROAD JUST OFF HEAD OF CUL-DE-SAC.
- 10 YEAR NHBC. 3 BEDROOMS. 3 WC's.
- CONVENIENT TO 'UWTSD,' 'PARC DEWI SANT' AND 'S4C.'
- 2 MILES CARMARTHEN TOWN CENTRE.
- VERY WELL PRESENTED ACCOMMODATION.
- FITTED KITCHEN/DINING ROOM. 2 BATHROOMS.
- SECURE SUNNY SOUTH FACING REAR/SIDE GARDEN.
- EASE OF ACCESS TO A40 AND A48 TRUNK ROADS.

No 18 Maes Elen
Travellers Rest
Carmarthen SA31 3FB

£215,000 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 **3 BEDROOMED SEMI-DETACHED HOUSE** having attractive brick elevations built to a timber framed design (2020) located **just off the head** of a modern residential estate of varying types and designs **opposite** a playground/park just off the 'Carmarthen to St. Clears' A40 dual carriageway and 'Ffordd Pendre' (Carmarthen West Link Road) connecting **Travellers Rest with 'Parc Dewi Sant'/'UWTSD'/'Canolfan S4C yr Egin'** some **2 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 **Primary/Secondary Schools and Leisure Centre on the 'Llansteffan Road' in Johnstown** and the **A48 dual carriageway**.*

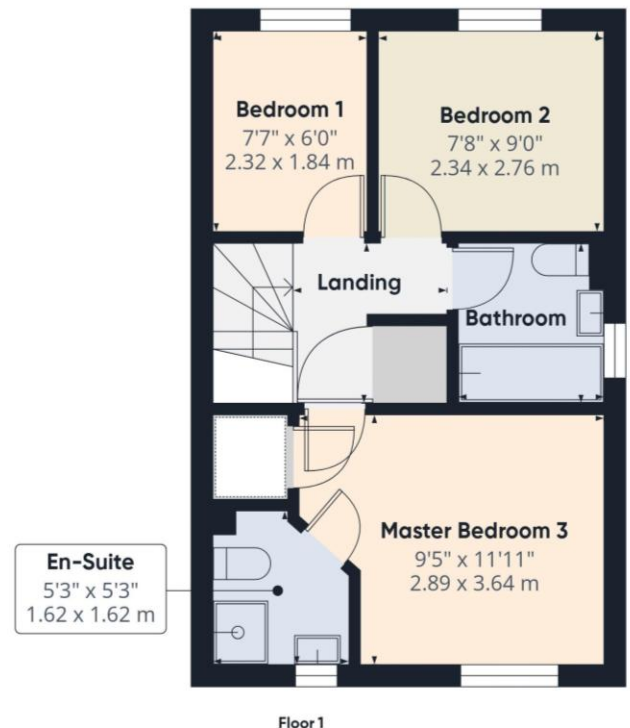
GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

PLASTIC FASCIAS. SMOOTH SKIMMED CEILINGS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. 10 YEAR NHBC.

FIBRENEST FULL FIBRE - OPTIC BROADBAND.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.



RECEPTION HALL with boarded effect LVT flooring. Electric consumer unit. Part opaque double glazed entrance door. Radiator with decorative cover. 2 Power points. Mains smoke alarm. Digital C/h - thermostat control.

SEPARATE WC with boarded effect LVT flooring. Radiator. PVCu opaque double glazed window. 2 Piece suite in white. Wash hand basin with tiled splashback and WC.

LOUNGE 14' 3" x 11' 11" (4.34m x 3.63m) overall with PVCu double glazed window to fore. 9 Power points. TV and telephone points. Understairs storage cupboard with cloak hooks.

FITTED KITCHEN/DINING ROOM 15' 2" x 8' 10" (4.62m x 2.69m) with radiator. Boarded effect LVT flooring. PVCu double glazed window and PVCu double glazed double French doors to and overlooking the rear garden. 6 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, electric oven, canopied cooker hood and integrated fridge, freezer and dishwasher. Part tiled walls. Wall mounted 'ideal LOGIC COMBI ESP1 35' C/H boiler.

FIRST FLOOR

LANDING with access via retractable ladder to the loft space. Mains smoke alarm. 2 Power points.

FITTED AIRING/LINEN CUPBOARD with slatted shelving.

REAR BEDROOM 1 7' 8" x 6' (2.34m x 1.83m) with radiator. PVCu double glazed window. 4 Power points.

REAR BEDROOM 2 9' x 7' 8" (2.74m x 2.34m) with radiator. PVCu double glazed window. 4 Power points.

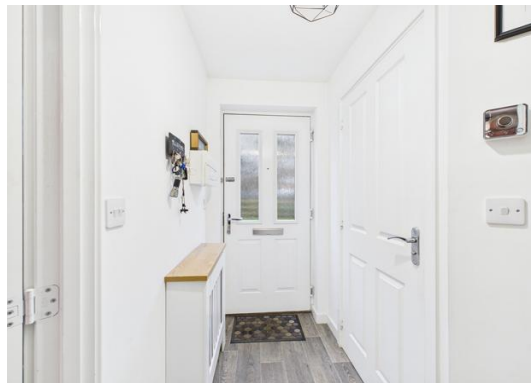
BATHROOM 5' 10" x 5' 10" (1.78m x 1.78m) with boarded effect LVT flooring. Part tiled walls. Extractor fan. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over and shower screen.

MASTER BEDROOM 3 12' x 9' 6" (3.65m x 2.89m) overall with radiator. PVCu double glazed window to fore. 6 Power points. Built-in cupboard off over the stairwell.

EN-SUITE SHOWER ROOM 6' x 5' 3" (1.83m x 1.60m) overall with boarded effect LVT flooring. PVCu opaque double glazed window. Extractor fan. Part tiled walls. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with plumbed-in dual head shower over and sliding shower door.

EXTERNALLY

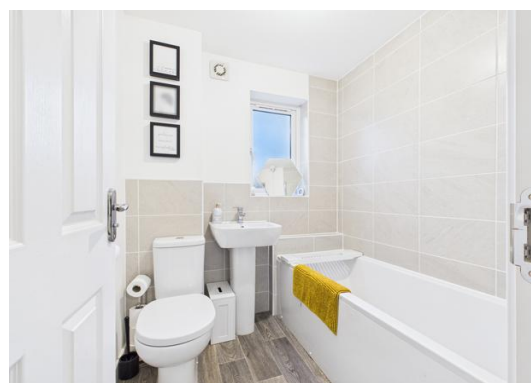
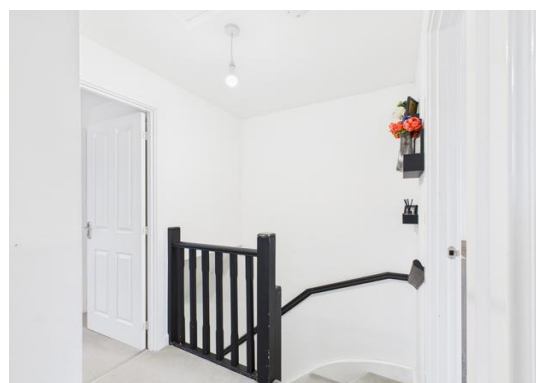
Tarmacadamed entrance drive over which a right of way exists for Nos 19, 20 and 21 Maes Elen. Decoratively stoned forecourt with herbaceous border. **2 Private tarmacadamed parking spaces.** Gated paved footpath to one side that leads to the rear. There is to the rear a **sunny south facing** close boarded fenced/walled side/rear lawned garden with paved patio and sun terrace. **OUTSIDE LIGHT and HOT and COLD WATER TAPS.** *The garden affords scope subject to the necessary consents being obtained to enlarge the parking area if so desired.*



GARDEN STORE SHED 9' 9" x 7' 10" (2.97m x 2.39m) with power and lighting. 4 Power points. On concrete slabs. **THE GARDEN STORE SHED IS AVAILABLE BY SEPARATE NEGOTIATION.**

SERVICE CHARGE

There is a Service Charge for the **maintenance of all communal areas** including the Children's Playground of **£222.32p** for the period **1st January to 31st December 2026.**





DIRECTIONS: - From **Carmarthen** the property may be located by taking the **A40 dual carriageway west** towards **St. Clears**. Travel past **B&Q** and the left hand turning for Johnstown/Llansteffan continuing towards St. Clears and turn **NEXT LEFT** for **Llanllwch/Carmarthen Veterinary Centre/Park and Ride (signposted)**. Turn left off the slip road that leads to the Cattle Market and village of Llanllwch and travel over the dual carriageway and at the **roundabout** take the **third exit onto 'Ffordd Pendre'** (Carmarthen West Link Road). Continue a **short distance** along and turn **first left into 'Maes Elen.'** Travel into the estate and **turn right** and **No 18** will be found **off the head of the cul-de-sac on the right hand side opposite** the park/play area. **ALTERNATIVELY** the property can be approached from the 'UWTSD'/'Parc Dewi Sant'/'S4C' direction along 'Ffordd Pendre' (Carmarthen West Link Road).

ENERGY EFFICIENCY RATING: - B (83).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0471-3801-7856-2220-1251.

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

COUNCIL TAX: - BAND C. 2025/26 = £2,012.50p. **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

28.01.2026 - REF: 7195