

**Sales & Lettings of
Residential, Rural
& Commercial
Properties**

**GERALD R.
VAUGHAN**
• ESTATE AGENTS •

**Valuers
Land Agents
Surveyors**

Est. 1998

www.geraldvaughan.co.uk



- **VERY WELL PRESENTED DETACHED BUNGALOW.**
- **VIEWS OVER CARMARTHEN, THE LOWER TYWI VALLEY AND BEYOND.**
- **3 BEDROOMS. FITTED KITCHEN/DINING ROOM.**
- **GARAGE AND PARKING AT REAR.**
- **SPACIOUS CORNER PLOT.**
- **MODERNISED AND UPDATED SINCE 2018.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE TOWN CENTRE (0.75 OF A MILE).**

**No 8 Parc yr Onnen
Carmarthen
SA31 1ED**

£275,000 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.

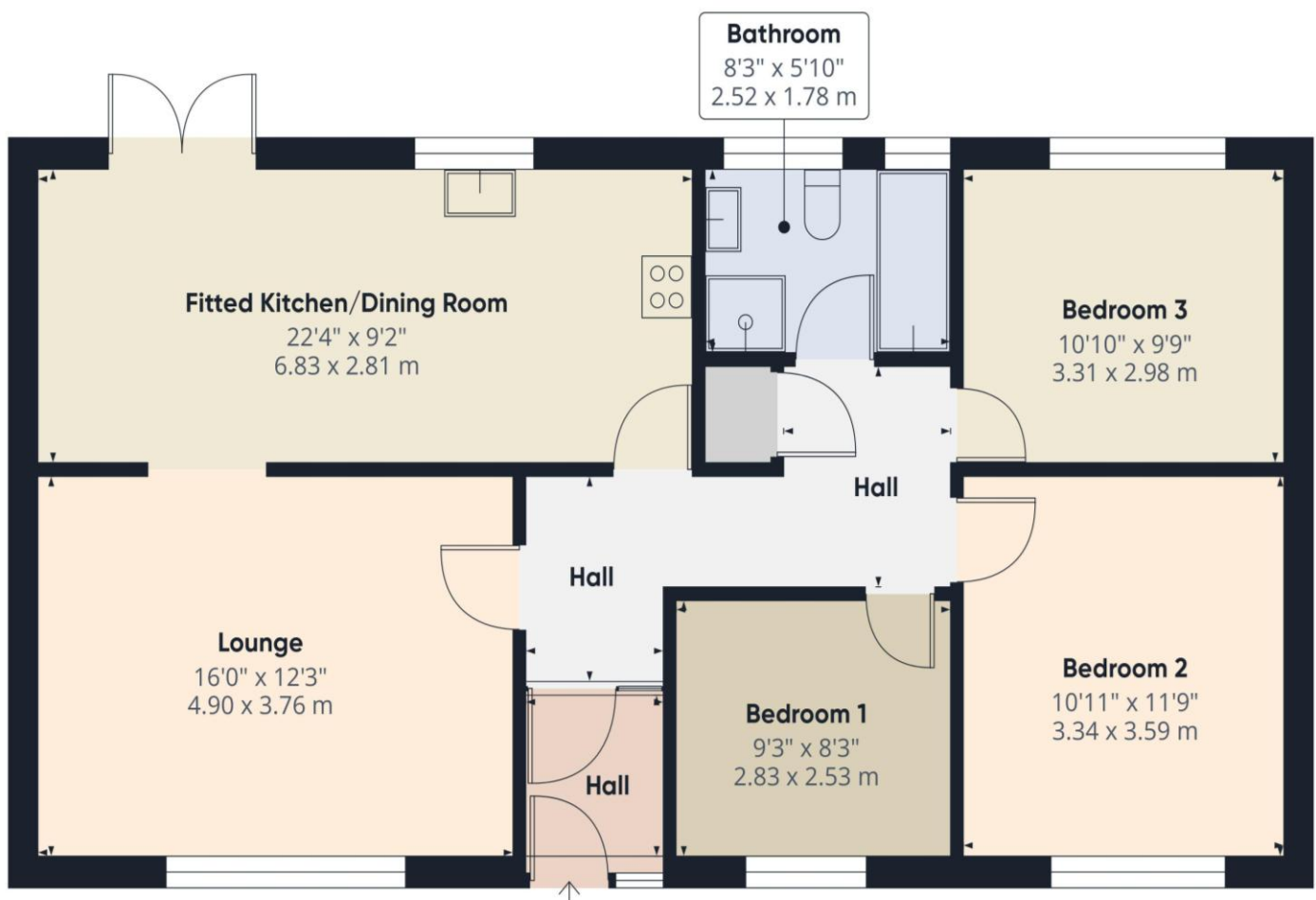
*A modern most conveniently situated well presented traditionally built (mid to late 1970's) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** affording **light and airy accommodation** having attractive brick/reconstituted stone elevations that has been **modernised and updated by the vendors since 2018** situated set slightly back off and above the road occupying a corner plot on an established estate of similar type dwellings enjoying a sunny south westerly aspect with **views over the lower Tywi river valley, Carmarthen and beyond** and located 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.*

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED SINCE 2018 TO INCLUDE THE PROVISION OF A NEW KITCHEN, NEW WINDOWS TO MOST ROOMS, NEW CENTRAL HEATING BOILER (2021), SOME NEW RADIATORS ETC.

FIBRE TO THE PROPERTY. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIAS. TEXTURED AND MOSTLY COVED CEILINGS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.



RECEPTION HALL 5' 3" x 4' 7" (1.60m x 1.40m) with boarded effect flooring. PVCu entrance door with opaque double glazed lights and side screen. Opaque glazed door and side screen to

HALLWAY with C/h thermostat control. 2 Power points. Telephone point.

LOUNGE 16' x 12' 3" (4.87m x 3.73m) with boarded effect flooring. PVCu double glazed picture window with a view over Carmarthen and beyond. Radiator. 6 Power points. Feature fire surround and hearth. 3' 10" (1.17m) Wide opening to

FITTED KITCHEN/DINING ROOM 22' 3" x 9' (6.78m x 2.74m) with boarded effect flooring. PVCu double glazed window overlooking the rear garden. PVCu part double glazed double doors to outside. Smooth skimmed ceiling incorporating a 'sun pipe' with double glazed 'Velux' window. 2 Upright panel radiators. 14 Stainless steel power points plus fused points. Recessed downlighting to the kitchen area. Plumbing for dishwasher and washing machine. Range of fitted base and eye level kitchen units incorporating a ceramic 1.5 bowl sink unit, 'Neff' ceramic hob with tiled splashback, 'Neff' canopied cooker extractor hood, 'Neff' electric oven, 'Neff' microwave oven, integrated fridge/freezer, pan drawers, breakfast bar and pantry cupboard all with laminate worksurfaces and upstand.

INNER HALL with boarded effect flooring. Radiator. 1 Power point. Access to loft space.

BUILT-IN CUPBOARD housing the wall mounted gas fired central heating boiler.

FRONT BEDROOM 1 9' 5" x 8' 3" (2.87m x 2.51m) with white boarded floor. Radiator. 2 Power points. PVCu double glazed window with a [view](#) over Carmarthen and the lower Tywi valley towards 'Green Castle' corner and beyond.

FRONT BEDROOM 2 11' 8" x 10' 10" (3.55m x 3.30m) with radiator. 4 Power points. PVCu double glazed window with a [view](#) towards Llangunnor and beyond.

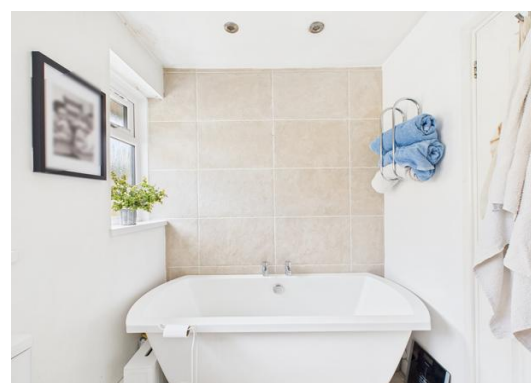
REAR BEDROOM 3 10' 10" x 9' 8" (3.30m x 2.94m) with white boarded effect flooring. Radiator. PVCu double glazed window overlooking the rear garden. Panel effect walling to one wall. 4 Power points.

EXTERNALLY

Unrestricted on street parking available to front/side. Walled lawned front garden. Gated access to one side that leads to the rear garden. 5' 9" (1.75m) Wide concreted/decoratively stoned pathway leading to an enclosed rear mainly lawned garden that incorporates a split level paved sun terrace. The garden extends to either side of the bungalow. From the rear garden views are enjoyed towards Llangunnor and Dyfed/Powys Police Headquarters and beyond. Former inspection pit. Parking for 2 vehicles at rear.

LINKED SINGLE GARAGE





ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

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.



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' **travelling around the right hand bend passing** the left hand turning for 'Courtlands Park' and **turn next left into 'Parc yr Onnen'**. Continue **halfway** in to 'Parc yr Onnen' **past** the right hand turning for 'Groesffordd Fach' and the property will be found on the **right hand side before a turning for a small cul-de-sac**.

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

24.05.2025 - REF: 7107