

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- CONVENIENTLY SITUATED MODERN SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- ESTABLISHED CUL-DE-SAC.
- EASE OF ACCESS TO 'FFORDD PENDRE' (CARMARTHEN WEST LINK ROAD).
- 2 BEDROOMS. 2 WC's. GAS C/H.
- VIEWS TO THE FRONT AND SIDE.
- CLOSE TO 'UWTSO', 'S4C' AND 'PARC DEWI SANT'.
- 0.75 OF A MILE CENTRE OF JOHNSTOWN.
- NO FORWARD CHAIN.

No 28 Allt y Gog
Pentremeurig Road
Carmarthen SA31 3BJ

£165,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

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A conveniently situated modern (2005) **2 BEDROOMED SEMI-DETACHED HOUSE** located on a popular cul-de-sac of varying types and designs that forms part of a larger overall development, originally developed by 'Lovell Homes Developers' being located within **walking distance** of 'Parc Dewi Sant', 'Canolfan S4C yr Egin', 'UWTSD', 'The New Model' Primary School on 'College Road' being located within approximately **0.75 of a mile of the 'Co-op' food store and 'CK's' food store in Johnstown** and within **1 mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being situated **just off a bus route** and enjoys **ease of access** to the Carmarthen West Link Road ('Ffordd Pendre') that connects 'Pentremeurig/College Road' with the A40 dual carriageway at **Travellers Rest**.

GAS CENTRAL HEATING with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT**.

PVCu DOUBLE GLAZED WINDOWS. **MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

SMOOTH SKIMMED CEILINGS. **THE FITTED CARPETS ARE INCLUDED.**

CANOPIED ENTRANCE PORCH with entrance door having a double glazed fanlight to

RECEPTION HALL 13' 7" x 6' 6" (4.14m x 1.98m) overall with PVCu double glazed window to side with a view towards Llangunnor. Staircase to first floor. Oak boarded floor. Radiator. Matwell. Telephone point. Mains smoke alarm. Understairs storage area. C/h thermostat control. 4 Power points.

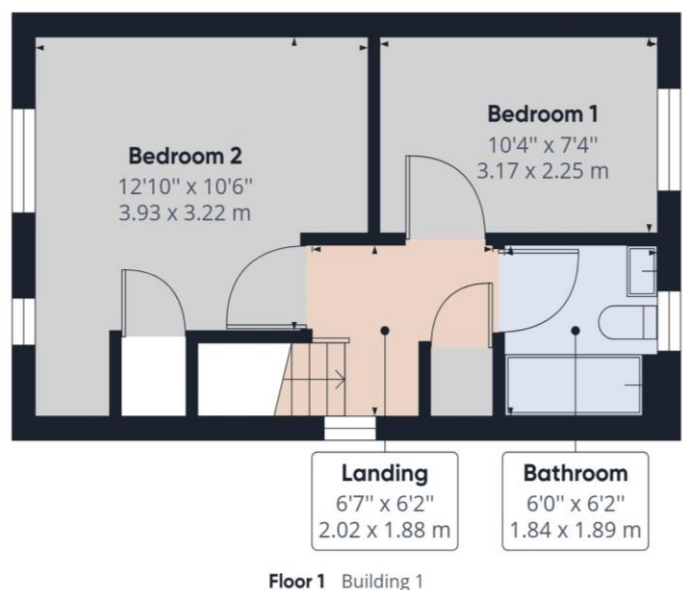
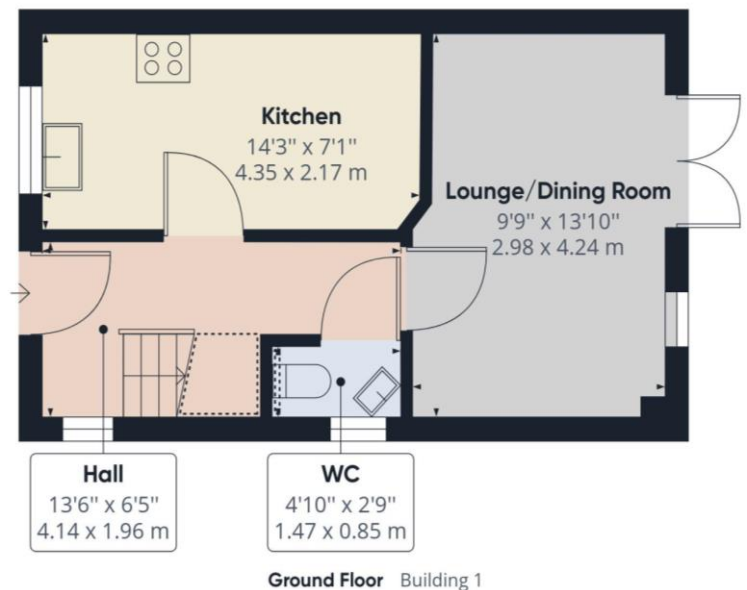
SEPARATE WC with slate effect ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

FITTED KITCHEN/BREAKFAST ROOM 14' 4" x 7' 2" (4.37m x 2.18m) with tile effect vinyl floor covering. Part tiled walls. Radiator. 4 Power points plus fused points. Plumbing for dishwasher and washing machine. PVCu double glazed window to fore. 2 Spotlighting tracks. Range of fitted base and eye level kitchen units incorporating a sink unit, 'Bosch' gas hob, 'Bosch' electric oven, cooker hood and integrated 'Bosch' dishwasher. Freestanding upright fridge/freezer. Wall mounted 'Worcester GREENSTAR HE plus' gas fired central heating combi boiler.

LOUNGE/DINING ROOM 14' x 9' 9" (4.26m x 2.97m) with oak boarded floor. Coved ceiling. TV and telephone points. Radiator. 7 Power points. PVCu double glazed window and PVCu double glazed double 'French' doors to and overlooking the rear garden. Provision for gas fire.

FIRST FLOOR

LANDING with mains smoke alarm. Access to loft space. Passive air vent. PVCu double glazed window to side with a view towards Llangunnor. Radiator. 1 Power point.



BUILT-IN AIRING/LINEN CUPBOARD with radiator.
Slatted shelf.

BATHROOM 6' 3" x 6' (1.90m x 1.83m) with radiator. Vinyl floor covering. Part tiled walls. PVCu opaque double glazed window. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed in shower over and shower screen. Wall light with shaver point.

REAR BEDROOM 1 10' 6" x 7' 5" (3.20m x 2.26m) with radiator. PVCu double glazed window. TV and telephone points. 4 Power points.

FRONT BEDROOM 2 12' 11" x 10' 7" (3.93m x 3.22m) extending to 14' (4.27m) with 2 PVCu double glazed windows overlooking 'Parc Dewi Sant'. 6 Power points. TV point. Radiator.

BUILT-IN CUPBOARD/WARDROBE OFF over the stairwell.

EXTERNALLY

Unrestricted on-street parking available to fore. Decorative slate front garden with herbaceous border. Side tarmacadamed entrance drive providing car parking for up to 2 vehicles. There is to the rear an enclosed garden that extends for a depth of approximately 26' (7.92m) that incorporates a paved patio, lawn and decorative slate areas. **OUTSIDE LIGHT and WATER TAP.**

GARDEN STORE SHED 9' 6" x 7' 6" (2.89m x 2.28m) with power and lighting. Timber framed. Double part glazed doors.







DIRECTIONS: - The property may be located by travelling up **EITHER 'Job's Well Road' or 'College Road'** to the **traffic lights** by 'UWTSD'. Turn in to 'Pentremeurig Road' and travel past the right hand turning for 'Brynteg' and **turn next left** for 'Maes y Wennol'. At the **mini roundabout** travel **straight across** for 'Allt y Gog' - **signposted**. Continue into 'Allt y Gog' and the property is the first on the right hand side as you travel around the right hand bend.

ENERGY EFFICIENCY RATING: - C (75).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8490-8846-8529-4926-8013.

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

COUNCIL TAX: – BAND D. 2023/24 = £1,942.04p. **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

03.07.2023 - REF: 6622