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& Commercial  
Properties

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- CONVENIENTLY SITUATED VERY WELL PRESENTED DETACHED HOUSE.
- 3 BEDROOMS. 2 BATHROOMS. 3 WC's.
- ON ESTABLISHED CUL-DE-SAC OF VARYING TYPES AND DESIGNS.
- NO FORWARD CHAIN.
- ATTRACTIVE BRICK ELEVATIONS.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL SHOP.
- 1 MILE CARMARTHEN TOWN CENTRE.

**No 28 Maes Lewis Morris**  
**Llangunnor**  
**Carmarthen SA31 2PL**

**£259,950** 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.

*An attractive most conveniently situated very well presented traditionally built (2013/14) **3 BEDROOMED DETACHED HOUSE** that was built by 'Lovell' Developers situated towards the head of a modern cul-de-sac of varying types and designs just off the 'Llangunnor to Cwmffrwd Road' (**bus route**) within a relatively level short walk of the **General Store and Shop off 'Heol Blaengwastod,'** is within **walking distance** of Llangunnor Primary School and the property is 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 1 mile distant**. The property enjoying **ease of access** to the businesses and shops on 'Stephens Way' off 'Pensarn Road' and 'Parc Pensarn' together with the Dyfed/Police Headquarters and A40/A48 trunk roads.*

**GAS C/H** with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT.**

**PVCu DOUBLE GLAZED WINDOWS** with 'Georgian style' glazing bars. **NO FORWARD CHAIN.**

**SMOOTH SKIMMED CEILINGS** - some coved. **FIRST TIME ON THE MARKET SINCE 2016.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**

**CANOPIED ENTRANCE PORCH** with composite entrance door having opaque double glazed lights to

**RECEPTION HALL 15' 10" (4.82m) in depth** with boarded effect LVT flooring. Mains smoke alarm. Staircase to first floor. Radiator. 1 Power point. Understairs storage cupboard. C/h thermostat control.

**SEPARATE WC** with radiator. Vinyl floor covering. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback.

**LOUNGE 15' 10" x 10' 1" (4.82m x 3.07m) overall** slightly 'L' shaped with double aspect. 2 Radiators. 8 Power points. TV and telephone points.

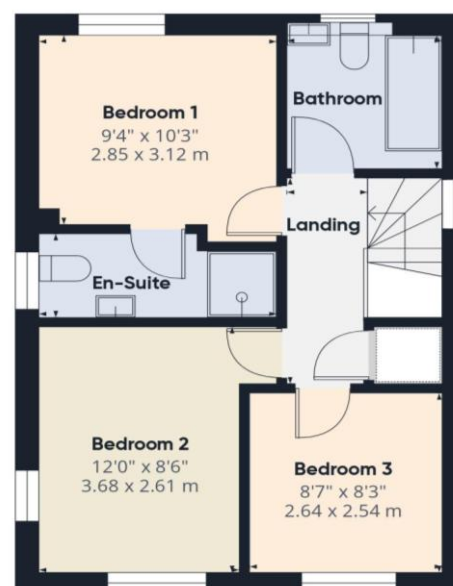
**FITTED KITCHEN/DINING ROOM 17' 1" x 9' 7" (5.20m x 2.92m)** with boarded effect LVT flooring. Recessed downlighting. Radiator. 13 Power points plus fused points. Plumbing for dishwasher and washing machine. TV and telephone points. PVCu double glazed window and PVCu double glazed double French doors with side screens to either side to and overlooking the rear garden. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas hob with stainless steel splashback, spice drawers, 'Bosch' electric oven, pull out larder unit and canopied cooker hood. C/h timer control.

## **FIRST FLOOR**

**LANDING** with mains smoke alarm. Radiator. 2 Power points. Access to partly boarded loft space. Air exchange ventilation unit. PVCu double glazed windows. Built-in linen/store cupboard off over the stairwell.



Ground Floor



Floor 1



**BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m)** with radiator. Vinyl floor covering to a 'herringbone' design. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, panelled bath with mixer tap and tiled splashback, pedestal wash hand basin with tiled splashback.

**MASTER BEDROOM 1 10' 2" x 9' 4" ext. to 10' 2" (3.10m x 2.84m ext. to 3.10m)** with radiator. PVCu double glazed window to rear. 6 Power points. TV point. C/h thermostat control.

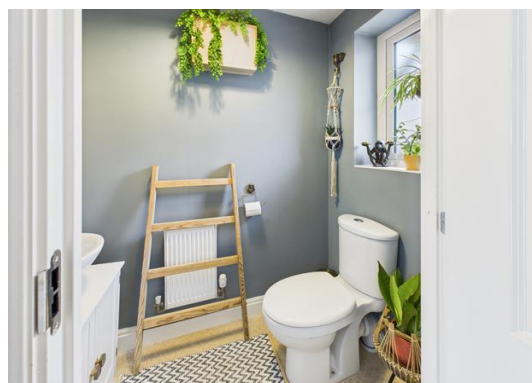
**EN-SUITE SHOWER ROOM 10' 1" x 3' 8" (3.07m x 1.12m)** with vinyl floor covering. Radiator. PVCu opaque double glazed window. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Tile effect waterproof panelled shower enclosure with electric shower over and folding shower door.

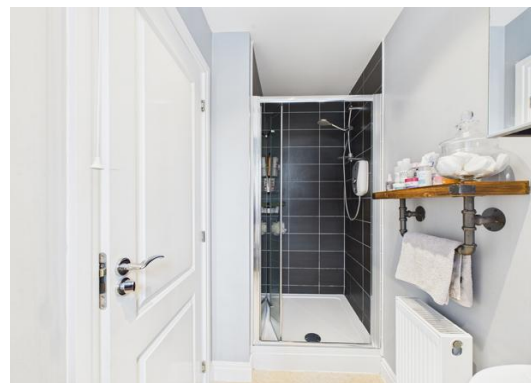
**FRONT BEDROOM 2 12' 1" x 8' 6" ext. to 10' 2" (3.68m x 2.59m ext. to 3.10m)** with radiator. Double aspect. 2 PVCu double glazed windows. 4 Power points.

**FRONT BEDROOM 3 8' 8" x 8' 4" (2.64m x 2.54m)** with PVCu double glazed window. Radiator. 6 Power points.

### EXTERNALLY

Decorative slate forecourt garden. To one side there is a tarmacadamed entrance drive providing hardstanding for upto 3 vehicles with to the other side a herbaceous border. There is to the rear a sunny south facing enclosed walled/close boarded fenced paved/decoratively stoned courtyard garden with herbaceous border enjoying a sunny southerly aspect. **The rear garden measures 25' ext. to 34' x 23' 6" ext. to 32' 6" (7.62m ext. to 10.36m x 7.16m ext. to 9.9m).** 2 OUTSIDE POWER POINTS. OUTSIDE LIGHT and WATER TAP. GARDEN STORE SHED.









**DIRECTIONS:** - From **Carmarthen town centre** travel over Tywi bridge, **past** the petrol filling station to the **roundabout** and take the **second exit towards Pensarn/Llangunnor**. Travel **past** ATS and the Royal Mail Sorting Office continuing **underneath** 'Pont Pensarn'. **Travel up 'Babell Hill'** towards Llangunnor and at the **top of the hill** travel **past** the right hand turning for 'Brithdir' and left hand turning for 'Heol Blaengwastod'/'Heol Login' and the **entrance** to '**Maes Lewis Morris**' will be found on the **left hand side BEFORE** the entrance to 'Roman Park.' Continue **towards the head of the cul-de-sac** and the property will be found on **your right hand side before** a right hand turning.

**ENERGY EFFICIENCY RATING:** - C (79).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 3025-0002-1796-9902.

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

**COUNCIL TAX:** – BAND D. 2025/26 = £2,153.74p. *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

31.10.2025 - REF: 7126