

Sales & Lettings of
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Properties

GERALD R.
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Est. 1998

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- **INDIVIDUAL TRADITIONALLY BUILT DETACHED BUNGALOW.**
- **2/3 BEDROOMS. SUN LOUNGE. 2 WC's.**
- **SET BACK OFF AND ABOVE THE ROAD.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **1 MILE BRONWYDD ARMS.**
- **WELL PRESENTED VERSATILE ACCOMMODATION.**
- **AMIDST BEAUTIFUL GWILI RIVER VALLEY.**
- **RURAL VIEWS TO FORE. OIL C/H.**
- **4 MILES CARMARTHEN TOWN CENTRE.**

**Cynefin, Pentremorgan,
Bronwydd Arms,
Carmarthen SA33 6JG**

£249,950 OIRO
FREEHOLD

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The Property
Ombudsman

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 well presented individual traditionally built (1963) **2/3 BEDROOMED - 2 RECEPTION ROOMED DETACHED 'L' shaped BUNGALOW** affording versatile, light and airy accommodation that has been modernised, extended and up-dated by the vendors to include the provision of a Sun Lounge situated set slightly back off and above the road occupying a sunny sheltered valley position bordering the countryside at the hamlet of Pentremorgan amidst the beautiful Gwili river valley which in turn is located on the A484 'Carmarthen to Newcastle Emlyn Road' (regular bus route), **1 mile north of the popular village community of Bronwydd Arms**, is within **3 miles of Glangwili General Hospital** and the property is located some **4 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

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

TEXTURED AND COVED CEILINGS. 8' 4" (2.54M) CEILING HEIGHTS.

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

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT A NEW OIL STORAGE TANK WAS PROVIDED IN 2017 AND THE PROPERTY WAS RE-ROOFED CIRCA. 2009.



RECESSED ENTRANCE PORCH with PVCu part opaque double glazed light oak effect entrance door and side screen to

RECEPTION HALL 11' 4" (3.45m) in depth with light oak effect laminate flooring. Radiator. C/h timer control. 2 Power points. Telephone point.

LOUNGE 17' 4" x 11' 5" (5.28m x 3.48m) with feature octagonal stained glass/leaded 'wagon wheel' window. Vinyl floor covering to a 'herringbone' design. 2 Radiators. Feature fireplace. PVCu double glazed picture window with a **view** of Allt Troed y Rhiw Fawr. 4 Power points. Glazed double doors to.

FITTED KITCHEN/DINING ROOM 26' 1" x 8' 10" (7.94m x 2.69m) with vinyl floor covering to a 'herringbone' design to the dining area. Ceramic tiled floor to the kitchen area. 2 Radiators. Double aspect. 2 PVCu double glazed windows. Part tiled walls. Range of fitted base and eye level light oak effect kitchen units incorporating a 'Neff' double oven, hob, cooker hood, sink unit, integrated 'Bosch' dishwasher and glazed display units. 5 Power points. Folding door to the Inner Hall. Glazed/panelled door to



REAR ENTRANCE PORCH with ceramic tiled floor. PVCu part double glazed door to outside. PVCu double glazed window. Plumbing for washing machine. Radiator. 2 Power points. 'Worcester' oil fired central heating boiler.

INNER HALL with light oak boarded effect laminate flooring. Smoke alarm. Access to loft space.

SHOWER ROOM 8' 8" x 6' 2" (2.64m x 1.88m) with vinyl floor covering. Extractor fan. Opaque single glazed window. Chrome towel warmer ladder radiator. Waterproof panelled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage drawers beneath. Shower enclosure with electric shower over and sliding shower door.



FRONT BEDROOM 1 13' 2" x 10' 5" (4.01m x 3.17m) with radiator. PVCu double glazed window with a **view** of 'Allt Troed y Rhiw Fawr'. 5 Power points. Large wardrobe.



REAR BEDROOM 2 12' 11" x 8' 9" (3.93m x 2.66m) overall 'L' shaped with boarded effect laminate flooring. Radiator. PVCu double glazed window. 2 Power points.

EN-SUITE WC with 2 piece suite in white comprising WC and pedestal wash hand basin. Waterproof panelled walls.

HOME OFFICE/BEDROOM 3 13' 11" x 9' 7" (4.24m x 2.92m) presently utilised as a home office with ceramic tiled floor. 8 Power points. TV point. PVCu double glazed double French doors to



SUN LOUNGE 15' 6" x 7' 5" (4.72m x 2.26m) with **underfloor heating to a ceramic tiled floor**. Half PVCu double glazed. PVCu double glazed door to rear. PVCu double glazed double French doors to the front patio. 6 Power points. TV point. Underfloor heating thermostat control. Sloping vaulted ceiling with recessed downlighting.

EXTERNALLY

Private car parking to fore. Side tarmacadamed entrance drive that leads to the garage at rear and which provides ample parking. Terraced front garden incorporating a level lawned garden and raised walled decorative slate/stone borders. Rear terraced garden incorporating a paved sun terrace with herbaceous borders that abuts farmland. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**



DETACHED GARAGE 18' 8" x 13' (5.69m x 3.96m) concrete block built with electronically operated up-and-over garage door. Power and lighting. 8 Power points. Fitted storage cupboard.

ENERGY EFFICIENCY RATING: - D (57).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2061-5780-6040-0497-5091.





DIRECTIONS: - From **Carmarthen** take the A484 'Newcastle Emlyn/Cardigan' road north travelling **past** the turning for Glangwili General Hospital. Continue **through Bronwydd Arms and Cwmdwyfran**. Upon entering **Pentremorgan** from the **Carmarthen direction** the property is the **third bungalow** on the **left hand side opposite** the entrance to 'Forge Mill'.

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

COUNCIL TAX: - BAND E 2024/25 = £2,423.63p. **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 10.04.25.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

08.10.2024 - REF: 6932