

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 VERY WELL PRESENTED SEMI-DETACHED HOUSE.**
- **2 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE LOCAL PRIMARY SCHOOLS, SHOP AND TOWN CENTRE.**
- **EXTENDED AT THE REAR. CONSERVATORY.**
- **AMPLE PRIVATE CAR PARKING.**
- **SUNNY SOUTH FACING REAR GARDEN.**
- **VIEWS TO REAR OVER CARMARTHEN AND THE LOWER TYWI VALLEY.**

**No 4 Bryn Gorwel
Trem y Dref
Carmarthen SA31 1SG**

£165,000 OIRO
FREEHOLD

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

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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 very well presented most conveniently situated modern traditionally built (early to mid 1980's) **BAY FRONTED 2 BEDROOMED SEMI-DETACHED HOUSE** having attractive brick elevations located at the beginning of an established cul-de-sac of similar type dwellings towards the periphery of Carmarthen being located **just off a regular bus route** within **walking distance** of the local shop and services on 'Brewery Road,' 'Ysgol y Dderwen' Primary School and 'Myrddin Special and Autistic Unit' School Centre 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**. The property being located within **0.75 of a mile of Carmarthen Fire Station**.*

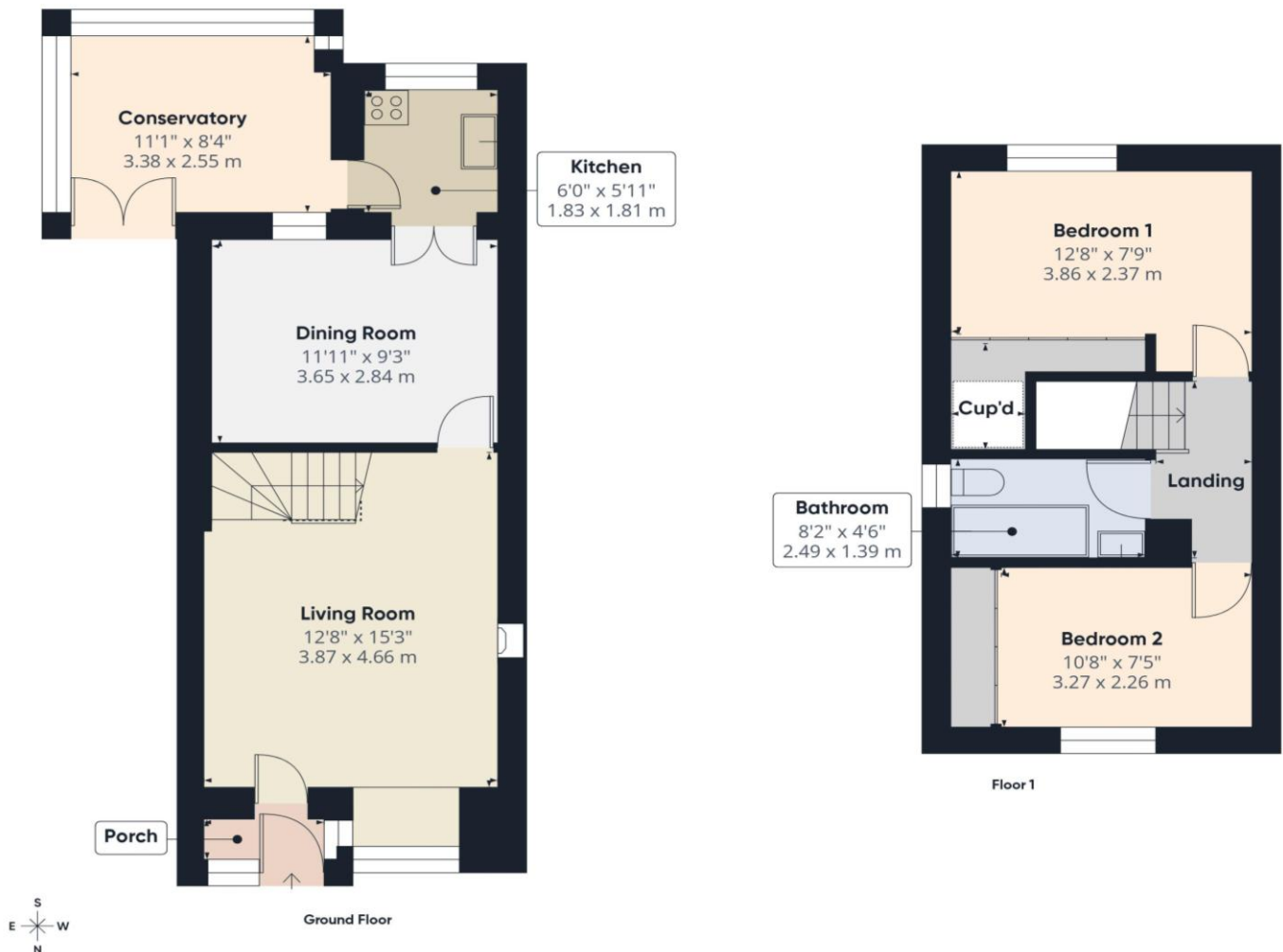
FIRST TIME ON THE MARKET SINCE 1986.

APPLICANTS SHOULD NOTE THAT THE PROPERTY WAS EXTENDED AT THE REAR Circa. 1987/89 WITH A KITCHEN EXTENSION AND THE CONSERVATORY WAS PROVIDED IN THE 1990's AND WAS RE-ROOFED IN 2022.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

TEXTURED CEILINGS - MOSTLY COVED. THE FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER CARMARTHEN TOWN, THE LOWER TYWI VALLEY AND BEYOND.



PART DOUBLE GLAZED PVCu ENTRANCE PORCH with PVCu double glazed sliding entrance door to outside. Glazed door to

LIVING ROOM 15' 3" x 12' 8" (4.64m x 3.86m) with feature marble fireplace. Radiator. Staircase to first floor. TV and telephone points. 3 Power points. PVCu double glazed bay window. Glazed door to

DINING ROOM 12' 8" x 9' 4" (3.86m x 2.84m) overall **formerly a kitchen/dining room** with fitted 'dresser' style unit to one wall incorporating an integrated fridge. PVCu double glazed window. Radiator with decorative cover. 3 Power points. Glazed double doors to

FITTED KITCHEN 5' 11" x 5' 10" (1.80m x 1.78m) with PVCu double glazed window with a **view** over Carmarthen towards Llangunnor and beyond. Part tiled walls. Plumbing for washing machine. Provision for a gas cooker. 4 Power points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. PVCu double glazed door to

CONSERVATORY 11' 1" x 8' 6" (3.38m x 2.59m) overall half PVCu double glazed under a double glazed roof (2022) having a tiled floor. Radiator with decorative cover. 4 Power points. TV point. PVCu double glazed double French doors to outside. From the Conservatory **views** are enjoyed over Carmarthen, the lower Tywi valley and beyond.

FIRST FLOOR

LANDING with radiator. Access to loft space.

REAR BEDROOM 1 12' 9" x 9' 3" (3.88m x 2.82m) with PVCu double glazed window with a **view** over Carmarthen town, the lower Tywi valley and beyond. 2 Power points. Fitted floor to ceiling wardrobe with sliding doors and access to the **BUILT-IN AIRING/LINEN CUPBOARD OFF** over the stairwell with slatted shelving that incorporates a wall mounted 'Baxi' gas fired C/h boiler.

BATHROOM 8' 2" x 4' 6" (2.49m x 1.37m) with chrome towel warmer ladder radiator. PVCu opaque double glazed window. Part tiled walls. 3 Piece suite in white comprising WC, panelled bath with plumbed-in shower over and wash hand basin with fitted storage cupboard beneath.

FRONT BEDROOM 2 10' 9" x 7' 3" (3.27m x 2.21m) **plus** fitted wall to wall/floor to ceiling wardrobes. PVCu double glazed window. 2 Power points.

EXTERNALLY

Concreted and dwarf walled paved forecourt garden. Side tarmacadamed entrance drive with paved area providing ample private car parking. There is to the rear a sunny south facing terraced, concreted/paved 'courtyard' style garden from which **views** are enjoyed over Carmarthen, the lower Tywi valley and beyond. **OUTSIDE LIGHT and WATER TAP. STORE SHED.**







DIRECTIONS: - '**Bryn Gorwel**' is located by turning off '**Brewery Road**/'**Russell Terrace**' into '**Trem y Dref**' with '**Bryn Gorwel**' being located **opposite** the turning for '**Cae Eithin**' and **No 4** is the **second property on the right hand side**.

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 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

16.12.2025 - REF: 7174