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Residential, Rural  
& Commercial  
Properties

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- DELIGHTFUL SUNNY POSITION WITH VIEWS.
- ATTRACTIVE INDIVIDUALLY BUILT DETACHED RESIDENCE.
- VIEWS OVER GLANGWILI HOSPITAL, CARMARTHEN AND OVER THE LOWER TYWI VALLEY TOWARDS LLANGUNNOR CHURCH.
- SET BACK OFF AND ABOVE THE ROAD.
- 4 BEDROOMS. 2 LIVING ROOMS.
- 2 BATHROOMS. 3 WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- LANDSCAPED GARDENS. L.P. GAS C/H.
- 2.5 MILES CARMARTHEN TOWN CENTRE.

**Knights Rest,  
Merlins Hill, Abergwili,  
Carmarthen SA32 7ER**

**£455,000** OIRO  
FREEHOLD

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Telephone: 01267-220424 • Facsimile: 01267-238779

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.

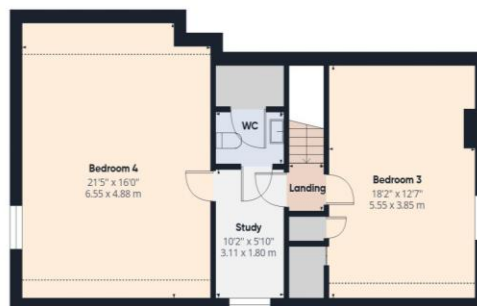
*An attractive most conveniently situated individual traditionally built **4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** situated set back off and above 'Merlins Hill' road set in approximately a **quarter of an acre of landscaped gardens** enjoying **views** over Glangwili Hospital towards Carmarthen and the lower Tywi valley towards Llangunnor Church being located within a **quarter of a mile of the A40 trunk road**, is within **half a mile of the Recreational Ground on 'Castell Pigyn Road'** and **Primary School at the centre of Abergwili**, is within **1.5 miles of Glangwili General Hospital**, is within **2.5 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and the property is located within **2.7 miles of the A48 dual carriageway** and is within **3.5 miles of Dyfed/Powys Police Headquarters**. The Doctors Surgery and Primary School at Nantgaredig being some **4 miles distant**.*

**L.P. GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**SMOOTH SKIMMED AND COVED CEILINGS. PLASTIC FASCIA AND SOFFIT.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**THE FITTED CARPETS ARE INCLUDED.**



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

**COUNCIL TAX:** – BAND F. 2025/26 = £ 3,105.46p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.



**ENTRANCE VESTIBULE** with ceramic tiled floor. 'T&G' boarded ceiling. PVCu part opaque double glazed door to outside. PVCu opaque double glazed entrance door and side screen to

**RECEPTION HALL** 16' x 5' 9" (4.87m x 1.75m) with 'T&G' boarded ceiling. Radiator. 1 Power point. Built-in cloaks cupboard off.

**DINING ROOM** 16' x 11' 10" (4.87m x 3.60m) with double aspect. Radiator. 2 PVCu double glazed windows with **views**. 6 Power points. 6' 2" (1.88m) Wide arched opening to

**LOUNGE** 15' 11" x 14' 2" (4.85m x 4.31m) with double aspect. 2 Radiators. PVCu double glazed double 'French' doors and side screens to and overlooking the south facing paved sun terrace. 4 Wall light fittings. Feature fireplace with light oak surround incorporating a 'coal effect' L.P. gas fire. 10 Power points. TV point.

**FITTED KITCHEN/BREAKFAST ROOM** 15' 11" x 13' (4.85m x 3.96m) with ceramic tiled floor. Part tiled walls. 3 PVCu double glazed windows - 2 of which overlook the rear courtyard. Recessed downlighting. Double aspect. Telephone point. Staircase to first floor. Understairs storage cupboard. 6 Power points plus fused points. Plumbing for dishwasher and washing machine. Range of fitted base and eye level kitchen units incorporating glazed display units, canopied cooker hood, L.P. gas hob, electric double oven and sink unit.

**REAR HALL** with ceramic tiled floor. 'T&G' boarded ceiling. PVCu part opaque double glazed door to rear. Doors to the reception hall and

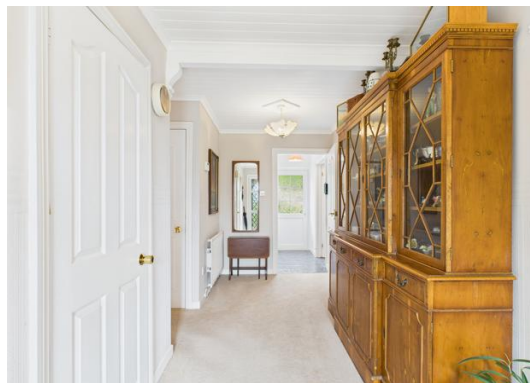
**'JACK AND JILL' SHOWER ROOM** with ceramic tiled floor. Recessed downlighting. Extractor fan. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Waterproof panelled walls. Shower enclosure with plumbed in shower over and shower door. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and mirrored splashback. Shaver point. Door to

**REAR BEDROOM 1** 10' 8" x 9' 6" (3.25m x 2.89m) plus built-in double wardrobe. Radiator. 4 Power points. Textured and coved ceiling. PVCu double glazed window.

**INNER HALL** with radiator. Cloak hook. 'T&G' boarded ceiling. C/h thermostat control.

**BUILT-IN LINEN CUPBOARD OFF** with fitted shelving.

**FRONT BEDROOM 2** 13' 11" x 10' 10" (4.24m x 3.30m) plus built-in wardrobe with 2 pairs of double doors. Radiator. PVCu double glazed window to fore with a **view** over Glangwili Hospital towards Carmarthen. Textured and coved ceiling. 8 Power point. Telephone point. Door to



**'JACK AND JILL' FAMILY BATHROOM 9' 9" x 8' (2.97m x 2.44m)** with PVCu double glazed window to fore. Chrome towel warmer ladder radiator. Ceramic tiled floor. 4 Piece suite in white comprising panelled bath, WC, bidet and wash hand basin with fitted storage cupboards beneath. Shelved mirror with shaver point. Quadrant shower enclosure with plumbed-in shower over and shower door.

**UTILITY ROOM 7' 7" x 7' 7" (2.31m x 2.31m)** with ceramic tiled floor. Plumbing for washing machine. PVCu double glazed window. Recessed downlighting. 2 Power points. Door to the integral garage.

## **FIRST FLOOR**

### **LANDING**

**SIDE BEDROOM 3 18' 2" x 12' 6" (5.53m x 3.81m) plus** built-in wardrobe with 2 doors. Radiator. PVCu double glazed window with a **view** over Carmarthen. 4 Power points. Part sloping textured ceiling with ebonised beam and a 'Velux' window.

**STUDY/HOME OFFICE 10' 2" x 5' 9" (3.10m x 1.75m)** with PVCu double glazed window. 1 Power point. Telephone point. Access to the loft space. Doors to bedroom 4 and

**SEPARATE WC** with one wall 'T&G' boarded. 2 Piece coloured suite comprising pedestal wash hand basin and WC. Extractor fan. Door to the eaves storage off.

**SIDE BEDROOM 4 21' 4" x 15' 11" (6.50m x 4.85m)** with PVCu double glazed window to side. Textured part sloping ceiling with 'Velux' window and ebonised beam. 2 Radiators. 4 Power points.

## **EXTERNALLY**

The residence occupies landscaped gardens that amount to **0.25 of an acre or thereabouts** that incorporate a brick pillared tarmacadamed entrance drive that leads past the dwelling to the garage at side and which provides ample private car parking. There are lawned gardens to the front and to one side that are bounded/interspersed with mature trees, ornamental shrubs, herbaceous borders and there are apple and plum trees. There is to the rear a tarmacadamed courtyard with raised herbaceous border that runs the full length of the dwelling with to one side a south facing paved sun terrace that measures **approximately 35' x 20' (10.67m x 6.10m)** and from which there are steps leading down to the beginning of the entrance drive and 'Merlins Hill' road.

**OUTSIDE LIGHT and WATER TAP. L.P. GAS STORAGE TANK.**

**GREENHOUSE 10' x 8' (3.05m x 2.44m)** on concrete block base.

**INTEGRAL GARAGE 19' 5" x 14' 1" (5.91m x 4.29m)** with electronically operated up-and-over garage door. PVCu double glazed window. 'ideal CLASSIC' L.P. gas fired central heating boiler. Access to loft space. 4 Power points. Water tap. **9' 2" (2.79m) Ceiling height.**



















**DIRECTIONS:** - From **Carmarthen** the property can be approached by **either** travelling through Abergwili to the Museum and taking the **second exit off the A40 roundabout** onto 'Castell Pigyn Road' and then **turn first right** into '**Merlins Hill**' road and the property is the **first on the right hand side**. **ALTERNATIVELY** you can take the Carmarthen Southern/Eastern By-Pass to the roundabout by the Museum at Abergwili and take the **first exit onto 'Castell Pigyn Road'** and then turn **immediately right into 'Merlins Hill' road**.

**ENERGY EFFICIENCY RATING:** - E

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

**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

31.07.2025 - REF: 7097