

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **DECEPTIVELY LARGE END TERRACE HOUSE.**
- **2 LIVING ROOMS. LARGE BATHROOM.**
- **MODERNISED AND UPDATED SINCE 2018.**
- **1.25 MILES A40 DUAL CARRIAGEWAY.**
- **MIDWAY CARMARTHEN AND ST. CLEARS.**
- **3 BEDROOMS. OIL C/H.**
- **BOX ROOM/NURSERY/STUDY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **1 MILE PRIMARY SCHOOL AND WERNDAL PRIVATE HOSPITAL AT BANCYFELIN.**

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£220,000 OIRO
FREEHOLD

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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 most conveniently situated well presented traditionally built **3 BEDROOMED SINGLE FRONTED END OF TERRACE HOUSE** (1 of 5) that has been modernised and updated by the vendor since 2018 situated bordering the countryside within **1 mile of the Primary School and 'Werndale' Private Hospital at Bancyfelin**, is within **1.25 miles of the Carmarthen to St. Clears A40 dual carriageway**, is within **1.4 miles of Derllys Court Golf Club**, is within **4 miles of the local facilities and services at the centre of the town of St. Clears** and the property is located some **5 miles west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED BY THE VENDORS SINCE 2018 TO INCLUDE SOME NEW PVCu DOUBLE GLAZED WINDOWS, NEW BATHROOM SUITE, OVERHAUL/RENEWAL OF THE CENTRAL HEATING SYSTEM, LANDSCAPING OF THE GARDEN, NEW SEPTIC TANK ETC.

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

7' 11" AND 8' 5" (2.41m AND 2.57m) CEILING HEIGHTS to the ground floor.

PLASTIC FASCIAS to the rear elevation. **MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

SOME CHARACTER FEATURES. **THE FITTED CARPETS ARE INCLUDED.**



RECEPTION HALL 11' 1" (3.38m) in depth with radiator. Woodblock flooring to a 'herringbone' design. Dado rail. PVCu part opaque double glazed entrance door. Feature arch. Electric meter cupboard.

SITTING/DINING ROOM 12' x 11' 9" (3.65m x 3.58m) with radiator. PVCu double glazed window to fore with a view. 4 Power points. Picture rail. 3' 11" (1.19m) Wide archway to

LIVING ROOM 12' 6" x 11' 4" (3.81m x 3.45m) with single glazed sash window to rear. Picture rail. Feature open fireplace incorporating a 4 KW multi-fuel roomheater with slate hearth. Radiator. 6 Power points. 2 Telephone points.

INNER HALL with woodblock flooring to a 'herringbone' design. Pine staircase to the first floor. Radiator. Cloak hook. Dado rail. Telephone point. 1 Power point. Understairs storage area.

FITTED KITCHEN/BREAKFAST ROOM 17' x 9' 3" (5.18m x 2.82m) with ceramic tiled floor. Radiator. Plumbing for washing machine. PVCu double glazed window. PVCu double glazed door to the Rear Porch. Electricity consumer unit. 9 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, LP gas hob, canopied cooker hood and glazed display units. Upstand to match the worksurface.

REAR PORCH 15' x 5' 9" (4.57m x 1.75m) with polycarbonate roof. Double glazed door to outside. Water tap. 3 Power points. Fitted base storage cupboard.

FIRST FLOOR - pine panelled doors.

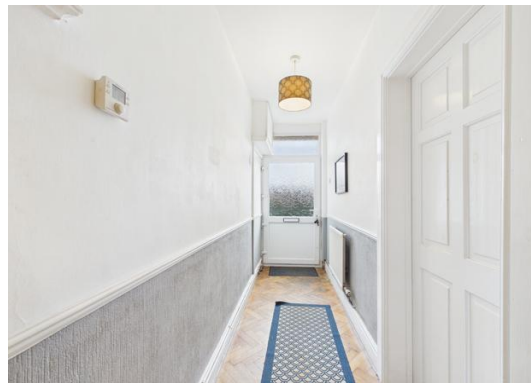
HALF LANDING with exposed boarded floor. Rear landing with 1 power point. Textured and coved ceiling.

BOX ROOM/NURSERY/HOME OFFICE 6' 2" x 5' 6" (1.88m x 1.68m) overall 'L' shaped with PVCu opaque double glazed window. Radiator. 4 Power points. Pine 'T&G' boarded ceiling.

BATHROOM (2023) 12' x 9' 3" (3.65m x 2.82m) overall 'L' shaped with 2 PVCu opaque double glazed windows. Ceramic tiled floor. 'T&G' boarded to dado height. Smooth skimmed ceiling with recessed downlighting. Chrome towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising double ended bath tub with shower attachment, WC and wash hand basin with fitted storage cupboard beneath. Tiled double shower enclosure with plumbed-in dual head shower over.

FRONT LANDING with exposed boarded floor. Pine staircase to the attic room. Dado rail. 1 Power point.

REAR BEDROOM 1 12' 5" x 10' 5" (3.78m x 3.17m) with original panelled door. Picture rail. PVCu double glazed window with a view. Radiator. 2 Power points.



FRONT BEDROOM 2 12' 2" x 9' 2" (3.71m x 2.79m) ext. to 9' 6" (2.90m) with exposed boarded floor. Original panelled door. PVCu double glazed window with a rural view. 3 Power points. Radiator.

FRONT BEDROOM 3 8' 10" x 6' 8" (2.69m x 2.03m) plus entrance area off with radiator. PVCu double glazed window with a rural view. 6 Power points.

SECOND FLOOR

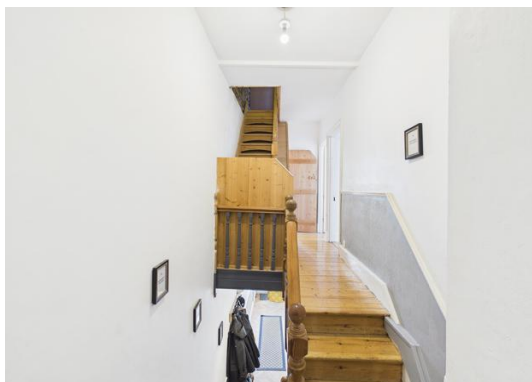
LANDING with exposed stone wall to the stairwell. Pine boarded door to

ATTIC ROOM 13' 7" ext. to 16' 5" x 13' (4.14m ext. to 5m x 3.96m) plus area off with 9' (2.74m) high vaulted ceiling. Exposed beams. Fitted eaves storage cupboards to either side. 2 Double glazed 'Velux' windows to the sloping ceiling. Part exposed stone walls. 8 Power points. **This room has previously been utilised as a bedroom.**

EXTERNALLY

Un-restricted on street parking available immediately to fore. Rear concreted courtyard with a short flight of steps leading up to an enclosed lawned garden with decorative stone pathway and border. **The rear garden extends for an overall depth of approximately 80ft. OUTSIDE OIL C/H BOILER. OIL STORAGE TANK.**

STORE SHED 15' 5" x 9' 3" (4.70m x 2.82m) with provision for electricity. 2 Single glazed windows. Concrete block built. **Re-roofed in 2025.** Walled concreted courtyard off.







DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west for St. Clears** and having travelled for **approximately 4 miles turn right across the dual carriageway** - signposted **Meidrim B4298, Bancyfelin and Derllys Court Golf Course**. Follow the road around to the left **passing** the right hand turning for Derllys Court Golf Course and the right hand turn for Meidrim **continuing towards Bancyfelin**. Having **passed** the turnings for Sarnau Mansion and Sarnau Farm, '**Pretoria**' will be found on your **right hand side just after the left hand turnings for Llangynog and Llanybri** with **No 5** being the **last terraced house on your right hand side opposite and just after the 40 MPH road sign**.

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 and water. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2025/26 = £2,126.42p. *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

18.02.2026 - REF: 7208