

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- **IMMACULATE MODERN DETACHED FAMILY RESIDENCE.**
- **MODERNISED, UPDATED AND EXTENDED SINCE 2018.**
- **STUDY/SNUG. BREAKFAST ROOM. 3 WC's.**
- **SOUGHT AFTER AREA.**
- **VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.**
- **4 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **2 BATHROOMS. CONSERVATORY.**
- **1.25 MILES CARMARTHEN TOWN CENTRE.**

**No 2 Golwg Tywi
Llangunnor
Carmarthen SA31 2NE**

£435,000 OIRO
FREEHOLD

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

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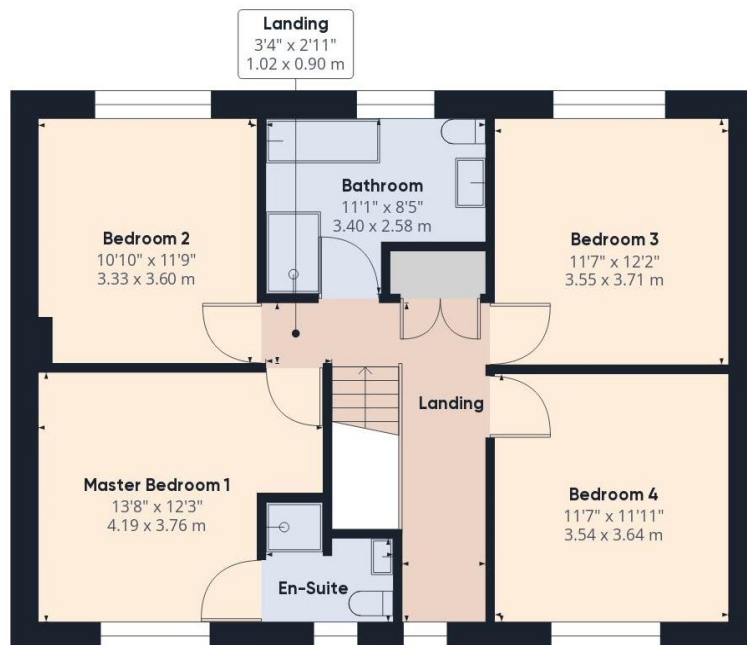
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The Property
Ombudsman

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.



Ground Floor



Floor 1

*An immaculate very well presented conveniently situated modern traditionally built (circa. 1992) **4 DOUBLE BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** that has been modernised and updated since 2018 having an attractive part brick facade affording **deceptively large light and airy accommodation** being located in a **much sought after residential area** set slightly back off and above the beginning of an established cul-de-sac of varying types and designs **just off a bus route** within **1 mile of Carmarthen Railway Station**, is within **1.25 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and the property enjoys **ease of access to the Dyfed/Powys Police Headquarters (1.1 miles) and the A40/A48 trunk roads. Glangwili General Hospital** being approximately **2.5 miles distant**.*

FAR REACHING VIEWS ARE ENJOYED FROM THE PROPERTY OVER CARMARTHEN AND THE LOWER TOWY VALLEY TOWARDS 'UWTS'D'/TREVAUGHAN AND BEYOND TO THE WEST AND IN AN EASTERLY DIRECTION OVER GLANGWILI GENERAL HOSPITAL TOWARDS PENIEL IN THE DISTANCE.

Applicants may be interested to note that since 2018 the property has been modernised and updated to include new windows and doors, refurbishment and replacement of the fitments to the family bathroom, provision of a CONSERVATORY, provision of 2 STORE SHEDS, and an Electrical Test Certificate was obtained in 2022 etc.

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

8' 1" (2.46m) CEILING HEIGHTS to the ground floor. **TEXTURED AND COVERED CEILINGS.**

THE VERTICAL BLINDS (NOT ROMAN BLIND) AND FITTED CARPETS ARE INCLUDED.

BRICK ARCHED ENTRANCE PORCH with tiled floor. T&G boarded ceiling. PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL 15' 6" x 7' 10" (4.72m x 2.39m) with feature coving. Telephone point. C/h thermostat control. 4 Power points. Mains smoke detector. Radiator.

THROUGH LOUNGE 24' 6" x 14' 1" (7.46m x 4.29m) with double aspect. PVCu double glazed picture window to fore with far reaching views. 2 Radiators. Feature coving. 10 Power points. TV point. 2 Picture lights. **Feature marble fireplace** with wood surround incorporating a coal effect gas fire. PVCu double glazed sliding patio door to

CONSERVATORY 8' 3" x 7' 10" (2.51m x 2.39m) PVCu double glazed on a dwarf brick wall under a double glazed glass roof. Vinyl floor covering. 2 Power points. PVCu door to rear.

DINING ROOM 11' 7" x 11' 5" (3.53m x 3.48m) with radiator. PVCu double glazed window with far reaching views. 6 Power points. TV point. Feature coving. Dado rail.

SEPARATE WC with radiator. Vinyl floor covering. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Extractor fan.

HOME OFFICE/STUDY/SNUG 8' 7" x 7' 11" (2.61m x 2.41m) with TV and telephone points. 5 Power points. PVCu double glazed window overlooking the rear garden. Radiator. Feature coving.



SPLENDID FITTED KITCHEN 12' 4" x 11' 7" (3.76m x 3.53m) with laminate flooring. Radiator. Smooth skimmed ceiling with recessed downlighting. PVCu double glazed window overlooking the rear garden. 8 Power points plus fused point. Range of fitted base and eye level 'Leekes' kitchen units with seamless 'Maia' worksurfaces and soft close drawers/doors incorporating a 'Frankie' 1.5 bowl sink unit, 'Neff' double oven, 'Neff' microwave oven, 'Hotpoint' dishwasher, hob with splashback, cooker hood, integrated fridge, dishwasher, wine rack, pull-out pantry cupboard and retractable carousel corner unit. **Archway to the Breakfast Room.**



WALK-IN CLOAKS/STORE CUPBOARD OFF 4' 8" x 3' 5" (1.42m x 1.04m) with 4 power points. C/h timer control. Cloak hooks.

BREAKFAST ROOM 9' 1" x 8' 4" (2.77m x 2.54m) with boarded effect laminate flooring. Telephone point. PVCu double glazed window overlooking the rear garden. 3 Power points. TV and telephone points. Radiator.



UTILITY ROOM 8' 4" x 5' 9" (2.54m x 1.75m) with ceramic tiled floor. PVCu double glazed window. PVCu opaque double glazed door to rear. Radiator. Wall mounted gas fired 'Worcester' central heating boiler. Plumbing for washing machine. Vent for tumble drier. Worksurface. Part tiled walls. 4 Power points plus fused point. **Fire door to the INTEGRAL GARAGE.**

FIRST FLOOR - 7' 9" (2.36m) Ceiling heights.

GALLERIED style LANDING with access to partly boarded attic space via loft ladder. Radiator. 2 Power points. Telephone point. PVCu double glazed window to fore with far reaching views. Feature coving.



BUILT-IN AIRING/LINEN CUPBOARD OFF with double doors. Lagged hot water cylinder. Slatted shelving.

MASTER BEDROOM 1 14' 2" x 12' 4" (4.31m x 3.76m) overall slightly 'L' shaped with 2 radiators. 6 Power points. TV and telephone points. PVCu double glazed window to fore with far reaching views. Bedroom suite.



EN-SUITE SHOWER ROOM with vinyl floor covering. Radiator. PVCu opaque double glazed window. Fully tiled walls. Extractor fan. 2 Piece suite comprising pedestal wash hand basin and WC. Tiled shower enclosure with double folding doors and an electric shower over.

REAR BEDROOM 2 11' 10" x 10' 10" (3.60m x 3.30m) with radiator. PVCu double glazed window. 4 Power points. TV point.

FAMILY BATHROOM 11' 2" x 8' 5" (3.40m x 2.56m) overall slightly 'L' shaped with vinyl floor covering. PVCu part opaque double glazed window. Fully tiled walls. Radiator. 3 Piece suite in white comprising panelled bath with shower attachment, wash hand basin and WC to fitted bathroom furniture. Double quadrant shower enclosure with double shower doors and electric shower over.



REAR BEDROOM 3 12' 2" x 11' 7" (3.71m x 3.53m) with radiator. PVCu double glazed window. 7 Power points. TV point.

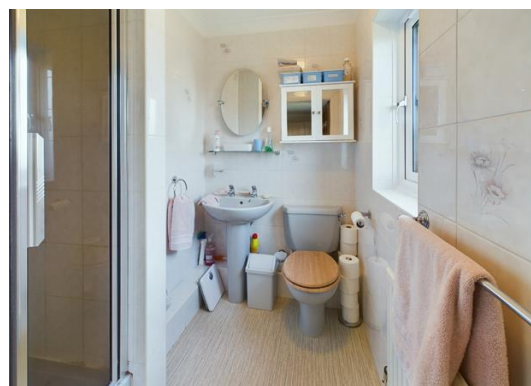
FRONT BEDROOM 4 12' x 11' 7" (3.65m x 3.53m) with laminate flooring. Radiator. PVCu double glazed window with far reaching views. 8 Power points. TV point.

EXTERNALLY

Walled lawned front garden with herbaceous and decoratively stoned borders. Side tarmacadamed entrance drive providing private car parking. Footpaths to either side - 1 with herbaceous border. There is to the rear a sunny south facing garden that incorporates a paved/stoned area with beyond an enclosed close boarded fenced lawned garden that enjoys a sunny southerly aspect. **OUTSIDE LIGHT and WATER TAP. 2 STORE SHEDS.**

INTEGRAL GARAGE 19' 1" x 15' 4" (5.81m x 4.67m) with access to loft space. **9' 11" (3.02m) ceiling height.** 6 Power points. Up-and-over garage door. Sink unit. **WATER TAP.**









DIRECTIONS: - The property is located by turning off '**Penymorfa Lane**' into '**Penymorfa**' and by travelling up the hill **past** the left hand turning for 'Llys Morfa'. Continue **through the 'S' bend** and turn **next left into 'Golwg Tywi'** and the property will be found **immediately on the right hand side opposite** the turning into '**Awel Tywi**'.

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 (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND F 2024/25 = £ 2,845.29p. *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

03.04.2024 - REF: 6789