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- MODERN BAY FRONTED DETACHED BUNGALOW
- 3 BEDROOMS. 2 LIVING ROOMS.
- L.P. GAS C/H. DOUBLE GARAGE AT REAR.
- SUNNY SOUTH FACING REAR GARDEN.
- SOUGHT AFTER AREA. NO FORWARD CHAIN.
- 2 BATHROOMS/WC's. CONSERVATORY.
- PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES CARMATHEN TOWN CENTRE.

**No 14 Pantyfedwen**  
Peniel  
Carmarthen SA32 7HN

**£315,000** OIRO  
FREEHOLD

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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.

A well presented modern '**L**' shaped **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** having an attractive part brick facade, situated occupying a corner plot on an established residential estate of varying types and designs being located on a **bus route** within **walking distance of the Primary School/Recreational Ground and Gwalia Petrol Filling Station/Convenience Store/Sub-Post Office (0.5 of a mile)** at the popular village community of Peniel which in turn is located on the A485 Carmarthen to Lampeter trunk road some **2 miles north of Glangwili General Hospital** and **approximately 3.5 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying ease of access to the A40/A48 trunk roads.

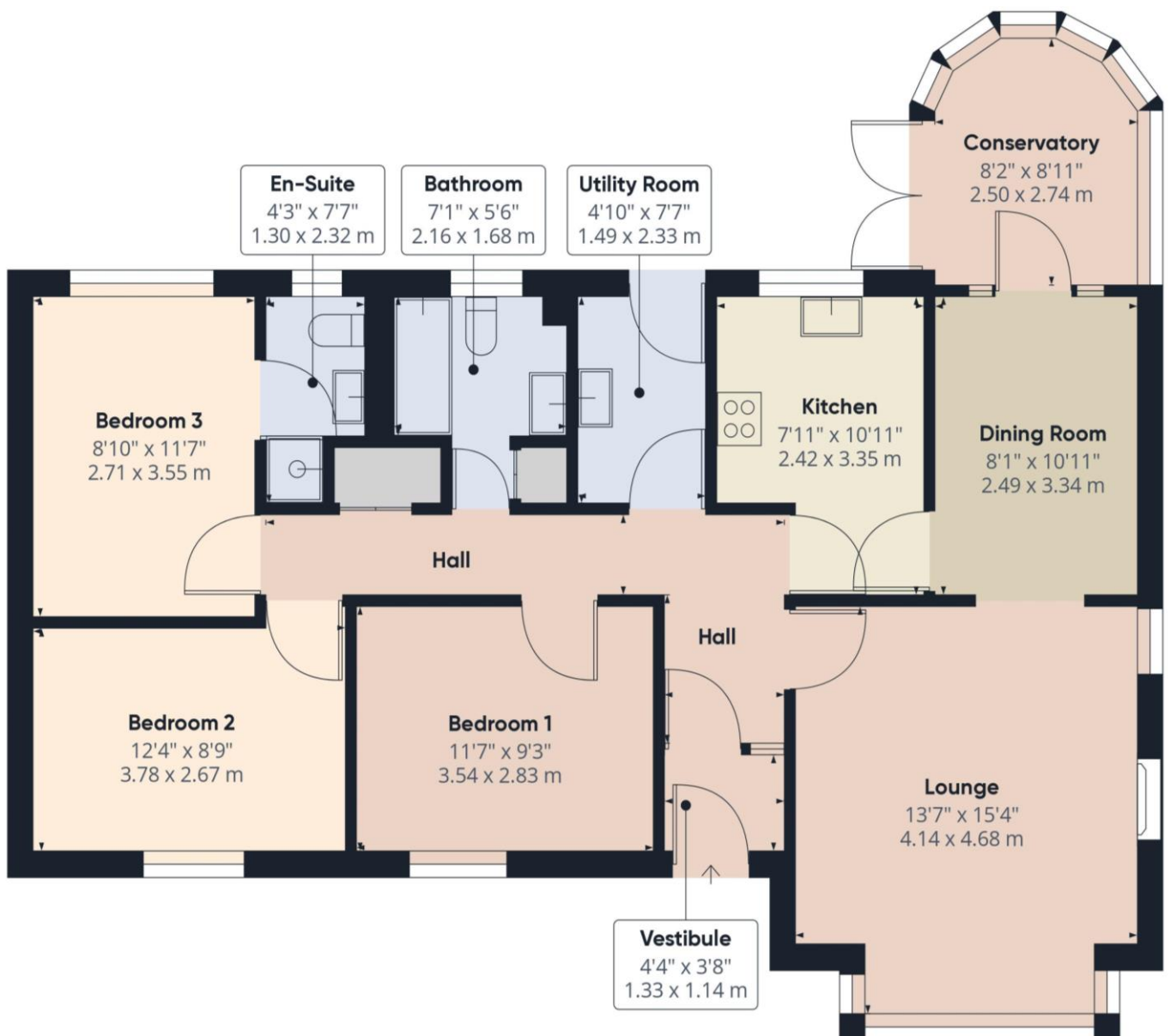
**NO FORWARD CHAIN. L.P. GAS C/H** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS. MOULDED PANEL EFFECT INTERNAL DOORS.**

**7' 9" (2.36m) CEILING HEIGHTS. TEXTURED CEILINGS** - mostly coved.

**PLASTIC FASCIA AND SOFFIT.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**



**COLUMN PILLARED ENTRANCE PORCH** with PVCu part opaque double glazed entrance door with stained glass effect lights to

**VESTIBULE HALL** with oak strip effect tiled floor. Dado rail. Radiator. Door with side screen to

**RECEPTION HALL 8' 8" (2.64m) in depth** with oak strip effect tiled floor. Dado rail. 2 Power points. Telephone point.

**LOUNGE 13' 9" x 12' 10" (4.19m x 3.91m) plus 9' 7" (2.92m) wide** PVCu double glazed bay window. Radiator. Feature 'Adam' style fireplace incorporating a log effect L.P. gas fire on marbleised hearth. 7 Power points. TV point. PVCu double glazed window to side. **4' 2" (1.27m) wide opening to**

**DINING ROOM 11' 1" x 8' 1" (3.38m x 2.46m)** with radiator. Door to the Kitchen. 2 Power points. Double glazed door with side screens to

**CONSERVATORY 8' 11" x 7' 10" (2.72m x 2.39m) overall** with ceramic tiled floor. Wall lights. 2 Power points. Half PVCu double glazed on a dwarf brick wall.

**FITTED KITCHEN 11' 1" x 7' 11" (3.38m x 2.41m)** with vinyl tiled floor. Part tiled walls. 6 Power points plus fused point. PVCu double glazed window overlooking the rear garden. Radiator. C/h timer control. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, electric oven and cooker hood.

**UTILITY ROOM 7' 9" x 5' (2.36m x 1.52m)** with radiator. Vinyl tiled floor. Part tiled walls. Wall mounted L.P. gas fired 'Worcester' C/h boiler. 2 Power points plus fused point. PVCu part opaque double glazed door to rear.

**INNER HALL** with access to loft space. Radiator. 2 Power points. Oak strip effect tiled floor. Dado rail.

**BUILT-IN CUPBOARD** with hanging rail. 1 Power point. Fitted shelving.

**FRONT BEDROOM 1 11' 7" x 9' 3" (3.53m x 2.82m)** with radiator. PVCu double glazed window. 3 Power points.

**BATHROOM 7' 1" x 5' 5" (2.16m x 1.65m) ext. to 7' 8" (2.34m)** with oak strip effect tiled floor. Extractor fan. Part tiled walls. PVCu opaque double glazed window. Shaver point. 3 Piece suite comprising WC, panelled bath with electric shower over and shower screen, wash hand basin to fitted bathroom furniture. Slatted shelf. **FITTED AIRING/LINEN CUPBOARD** with pre-lagged hot water cylinder. Slatted shelving.

**FRONT BEDROOM 2 12' 7" x 8' 9" (3.83m x 2.66m) ext. to 9' 4" (2.85m)** with radiator. PVCu double glazed window with a view. 4 Power points.



**MASTER BEDROOM 3 11' 8" x 9' 4" (3.55m x 2.84m)** with 3 power points. TV point. PVCu double glazed window overlooking the rear garden. Radiator.

**EN-SUITE SHOWER ROOM** with shaver point. Radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and tiled splashback. Tiled shower enclosure with plumbed-in shower over and shower door.

**EXTERNALLY**

On street parking to front and side. Open plan decoratively stoned front garden with raised stone walled feature. Enclosed sunny south facing, walled/close boarded fenced lawned garden with paved sun terrace and gated access to the rear tarmacadamed entrance drive that provides hardstanding for upto 4 vehicles. **OUTSIDE LIGHT, WATER TAP and POWER POINT.**

**DETACHED DOUBLE GARAGE 16' 11" x 16' 7" (5.15m x 5.05m)** Concrete block built with 2 power points. 2 Up-and-over garage doors.





**DIRECTIONS:** - From **Carmarthen** take the **A485 Lampeter Road north past** Glangwili General Hospital and upon **entering Peniel turn second right** (just after the bus stop) into '**Pantfedwen**' and travel a little way along this road and the property will be found on **the right hand side adjacent to and just before** the right hand turning for '**Cwrt y Gloch**'

**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 and drainage. **Metered communal L.P. gas supply** serving the **whole development**. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND E. 2023/24 = £2,256.80p. *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**

02.02.2024 - REF: 6606

Strictly by appointment with Gerald R Vaughan Estate Agents