

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **MODERN INDIVIDUALLY BUILT DETACHED BUNGALOW.**
- **3 BEDROOMS. 2 BATHROOMS/WC's. CONSERVATORY. UTILITY ROOM.**
- **DETACHED DOUBLE GARAGE WITH EXCELLENT SCOPE - STP.**
- **NO FORWARD CHAIN. OIL C/H.**
- **FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE PRESELI MOUNTAINS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **3 MILES WHITLAND. 4 MILES NARBERTH.**
- **MIDWAY COUNTY TOWNS OF CARMARTHEN AND HAVERFORDWEST.**

Tegfan
Llanddewi Velfrey
Narberth SA67 7EL

£415,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

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.



*A most conveniently situated, traditionally constructed and individually built (1995) **3 BEDROOMED DETACHED 'L' shaped BUNGALOW RESIDENCE** having an attractive part stone facade set in level landscaped gardens incorporating a **DETACHED DOUBLE GARAGE** that affords **excellent scope subject to the necessary consents being obtained** situated on the Carmarthenshire/Pembrokeshire border set back off and above the A40 trunk road (**by-pass in the course of construction due for completion Autumn 2024**) on the periphery of the village community of Llanddewi Velfrey that offers a Village Hall, Recreational Ground, petrol filling station/Londis shop/Sub Post Office (**walking distance**) within **3 miles** of the Railway Station, facilities and services at the centre of the Market town of **Whitland**, is within **3.5 miles** of the popular township of **Narberth** that also offers a Railway Station, is within **11 miles of the beach at Saundersfoot** and extensive **sandy beach at Pendine**, is within **14 miles of the holiday resort centre of Tenby** and is located **midway** the readily available facilities and services at the centre of the County towns of **Carmarthen** and **Haverfordwest** that are some **12.5 and 16.5 miles distant respectively**. Penblewin roundabout is approximately 2 miles away.*

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

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

8' (2.44m) CEILING HEIGHTS. TEXTURED AND COVED CEILINGS.

PINE PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

PV PANELS PROVIDING AN INCOME.

FROM THE FRONT OF THE PROPERTY FAR REACHING VIEWS ARE ENJOYED OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE PRESELI MOUNTAINS.

APPLICANTS SHOULD FURTHER NOTE THAT THE CAVITY BUILT DETACHED DOUBLE GARAGE AFFORDS EXCELLENT SCOPE FOR CONVERSION TO A 'GRANNY FLAT'/'AIR BNB' SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.

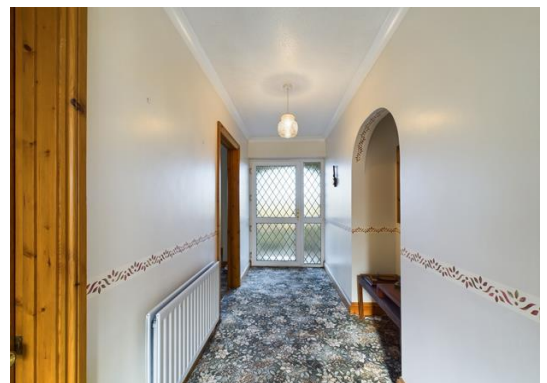
ARCHED/STONE PILLARED ENTRANCE PORCH with PVCu opaque double glazed entrance door and side screen. Tiled floor.

RECEPTION HALL 15' 3" x 4' 5" (4.64m x 1.35m) plus recessed arched alcove with display shelving. Radiator. Telephone point.

WALK-IN AIRING ROOM OFF with cloak hooks. Pre-lagged hot water cylinder.

LOUNGE 20' 1" x 16' (6.12m x 4.87m) overall with feature stone fireplace having a paved hearth and TV/display shelving to one side. TV point. 10 Power points. Double aspect. 2 Radiators. PVCu double glazed window to side. PVCu double glazed bow window to fore with a **far reaching view** over the surrounding countryside towards the Preseli mountains.

FITTED KITCHEN/DINING ROOM 20' 2" x 13' 6" (6.14m x 4.11m) overall with tile effect laminate flooring. Feature pine T&G boarded ceiling with recessed downlighting to the Kitchen area. C/h timer control. Radiator. TV and telephone points. Part tiled walls. PVCu double glazed window to rear. 13 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, integrated dishwasher, fridge and open fronted display units with soft close drawers/doors. Oil 'Stanley' cooking range – **NOT TESTED** - with back boiler that heats the domestic hot water and operates the central heating system. PVCu double glazed double French doors to



CONSERVATORY 10' 8" x 7' (3.25m x 2.13m) half PVCu double glazed on a dwarf wall under a polycarbonate roof. Radiator. 4 Power points. Ceramic tiled floor. PVCu double glazed door to rear.

REAR HALL with tile effect laminate flooring. PVCu part opaque double glazed door to rear.

UTILITY ROOM 8' 3" x 6' 7" (2.51m x 2.01m) with tile effect laminate flooring. Part tiled walls. PVCu double glazed window to rear. Plumbing for washing machine. 6 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

INNER HALL with 2 power points. Access to loft space.

FRONT BEDROOM 1 11' 7" x 9' 2" (3.53m x 2.79m) plus recess. Radiator. PVCu double glazed window with a **far reaching view** over the surrounding countryside towards the Preseli mountains. 4 Power points. Fitted floor to ceiling wardrobe/cupboard.

BATHROOM 10' 2" x 7' 11" (3.10m x 2.41m) overall with part tiled walls. Radiator. Extractor fan. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath with shower attachment. PVCu opaque double glazed window. **FITTED LINEN CUPBOARD** with double doors, slatted shelving and a radiator.

REAR BEDROOM 2 9' 9" x 10' 11" (2.97m x 3.32m) ext. to 13'10" (4.22m) with radiator. PVCu double glazed window overlooking the rear garden. 4 Power points.

MASTER BEDROOM 3 13' 4" x 9' 9" (4.06m x 2.97m) ext. to 11' 8" (3.56m) with PVCu double glazed window to fore with a **far reaching view** over the surrounding countryside towards the Preseli mountains. Radiator. Open fronted wardrobe with fitted shelving. 6 Power points. Telephone point.

EN-SUITE SHOWER ROOM with 2 piece suite in white comprising wash hand basin with tiled splashback and cupboard beneath, WC. Extractor fan. Tiled shower enclosure with electric shower over and sliding shower door.

EXTERNALLY

The bungalow occupies level landscaped gardens that incorporate a stone walled/pillared tarmacaded entrance drive off the rear Council maintained lane that leads to the side of the bungalow and garage facility. There are brick paved pathways to the front, either side and rear. Front lawned garden. Side lawned garden. Rear sunny south facing paved sun terrace and decoratively stoned area. **OIL STORAGE TANK.**





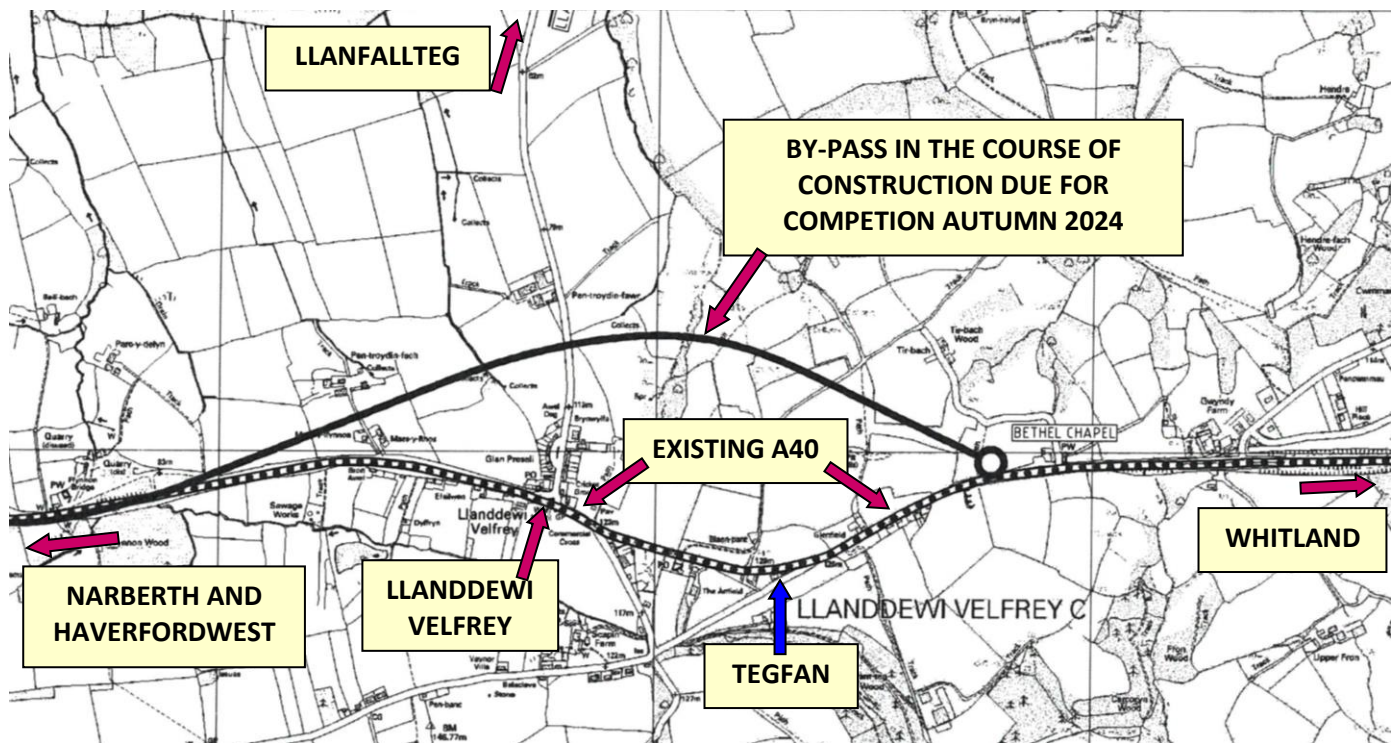




DETACHED DOUBLE GARAGE 21' 8" x 18' (6.60m x 5.48m) of cavity concrete block construction. PVCu opaque double glazed window. Up-and-over garage door. 6 Power points. Solar PV panel isolator, inverter and meter. **APPLICANTS SHOULD NOTE THAT DOUBLE GARAGE AFFORDS EXCELLENT SCOPE FOR CONVERSION TO A 'GRANNY FLAT'/'AIR BNB' SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.** Opening to

UTILITY/STORE ROOM 10' 10" x 6' 3" (3.30m x 1.90m) with 2 power points. PVCu opaque double glazed door to outside. PVCu opaque double glazed window.





THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From the '**Black Bridge**' Roundabout just outside Whitland take the A40 '**Haverfordwest/Fishguard Road**' (signposted **Oakwood**) travelling **past** the right hand turning for Henllan Amgoed and lay-by continuing **up the hill** and past the 'off-set' road junction. Travel **past** the **Welsh Government road sign** (A40 Llanddewi Velfrey to Redstone Cross improvements) continuing past the **Chapel** on the right hand side. Travel past the **road sign for Llanddewi Velfrey and 40 mile an hour speed limit** and **fork first left** by the **digital speed sign** and **before** the blue painted house into a Class III Council maintained road and the entrance to the property is the **second 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 and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND F 2023/24 = £2,393.31p. *Oral enquiry only.*

LOCAL AUTHORITY: - Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire. SA61 1TP. Tel No: - 01437-764551.

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

20.01.2024 - REF: 6745