

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- ATTRACTIVE SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- GARAGE. CENTRE OF VILLAGE.
- SOUGHT AFTER RESIDENTIAL AREA.
- 2 BATHROOMS/WC's. L.P. GAS C/H.
- SUNNY SOUTH FACING LAWNED GARDEN.
- 4 MILES CROSS HANDS.
- 7 MILES CARMARTHEN.

Sycamore Villa
Porthyrhyd
Carmarthen SA32 8BN

£235,000 OIRO
FREEHOLD

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The Property
Ombudsman

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An attractive traditionally built (Circa. 1900) single fronted **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having an attractive stone facade with attractive brick quoins that has been **modernised and updated since 2012** situated fronting on to the Llanddarog to Drefach Road at the centre of the village community of Porthyrhyd close to the **Village Shop/Sub Post Office and Public Houses** approximately **1 mile of Llanddarog Primary School**, is within **half a mile of the A48 dual carriageway**, is within **4 miles of the Business Park at Cross Hands** and is located some **7 miles south east** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

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

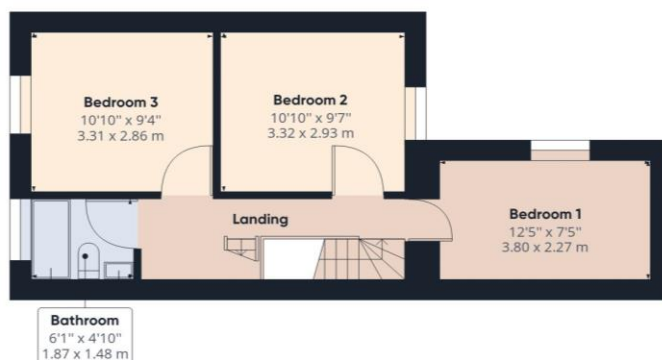
PLASTIC FASCIAS AND SOFFIT to most elevations. **THE FITTED CARPETS ARE INCLUDED**.

APPLICANTS MAY BE INTERESTED TO NOTE THAT A NEW 'DOMED SKYLIGHT' WAS PROVIDED TO THE KITCHEN IN 2019 TOGETHER WITH A NEW CENTRAL HEATING BOILER AND THE PINE END SIDE ELEVATION WALL OF THE ORIGINAL HOUSE WAS RE-PLASTERED IN 2020 ALONG WITH THE RENEWAL OF SOME PLASTIC FASCIAS, NEW CEILINGS HAVE BEEN PROVIDED TO THE SITTING/DINING ROOM, SNUG/BREAKFAST ROOM AND REAR BEDROOM 1 AND 3 OF THE WALLS TO REAR BEDROOM 1 HAVE BEEN RE-PLASTERED. IN ADDITION, THE FIRST FLOOR BATHROOM HAS BEEN REFURBISHED ETC.

APPLICANTS MAY ALSO BE INTERESTED TO NOTE THAT PLANNING PERMISSION WAS OBTAINED FOR THE PROVISION OF A DOUBLE STOREY SIDE EXTENSION AND GARAGE HOWEVER, THIS HAS NOW LAPSED.



Ground Floor



Floor 1

RECEPTION HALL 13' (3.96m) in depth with radiator. Staircase to first floor. PVCu entrance door. Exposed red and black quarry tiled floor.

LIVING/DINING ROOM 22' 2" x 11' ext 11' 8" (6.75m x 3.35m ext. 3.56m) formerly 2 rooms with PVCu double glazed window to fore. Single glazed sash window to rear. 2 Radiators. Red and black quarry tiled floor. Understairs storage cupboard off. 6 Power points. Telephone point. 3 Wall light fittings. Feature stone fireplace with part exposed stone wall to one side - the room heater is [NOT working.](#)

SNUG/BREAKFAST ROOM 12' 2" x 7' 4" (3.71m x 2.23m) with door to the side hall. Radiator. 2 Power points. **FITTED AIRING/LINEN CUPBOARD** with double louvre doors to the former fireplace with a radiator. **4' (1.22m) wide opening to**

FITTED KITCHEN/DINING ROOM 16' 5" x 12' (5m x 3.65m) with tiled floor. Radiator. Part tiled wall. 2 PVCu double glazed windows. Range of fitted base and eye level kitchen units incorporating a wine rack. 1½ bowl sink unit, L.P. gas hob, cooker hood, glazed/open fronted display units and an electric double oven. 11 Power points plus fused point. Plumbing for washing machine and dishwasher. Sun pipe. 'Viessmann' L.P. gas fired central heating combi boiler. Portable C/h timer control. Door to

SIDE HALL with tiled floor. Cloak hooks. Sun pipe. PVCu part opaque double glazed door to side. Doors to the Breakfast room/Snug and Kitchen.

FROM THE SNUG/BREAKFAST ROOM a short flight of steps lead to

INNER HALL

SHOWER ROOM 9' x 7' 3" (2.74m x 2.21m) slightly 'L' shaped with fully tiled walls. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising pedestal wash hand basin and WC. Double shower enclosure with electric shower over and sliding shower door. Ceramic tiled floor. Extractor fan. Radiator. Towel warmer ladder radiator.

FIRST FLOOR

LANDING with 1 power point. Access to the attic room.

REAR BEDROOM 1 12' 8" x 7' 7" (3.86m x 2.31m) with PVCu double glazed window. Access to loft space. Radiator. 4 Power points.

REAR BEDROOM 2 10' 11" x 9' 9" (3.32m x 2.97m) with PVCu double glazed window with rural view. Radiator. 2 Power points.

FRONT BEDROOM 3 10' 10" x 9' 6" (3.30m x 2.89m) with radiator. PVCu double glazed window. 2 Power points.

BATHROOM with vinyl floor covering. Part tiled walls. 3 Piece suite in white comprising wash hand basin with fitted storage cupboards beneath, WC and panelled bath with curtain and rail. Electric shower provided but NOT connected. Chrome towel warmer ladder radiator. Part tiled walls. PVCu double glazed window to fore.



FROM THE LANDING a steep flight of open tread steps lead to

ATTIC ROOM 15' 2" x 10' 5" (4.62m x 3.17m) max. overall with Skylight. Part sloping ceiling.

NOTE

Applicants may be interested to note that the bathroom when being refurbished was made slightly smaller so as to allow more space on the landing to create a staircase that meets building regulations to accommodate if desired the conversion of the attic room to additional living accommodation - subject to the necessary consents being obtained.

EXTERNALLY

Brick walled/gated paved forecourt garden. **Front tarmacadamed entrance drive providing hardstanding for up to 3 vehicles.** There is a side walled lawned garden with at the rear a further lawned garden that abuts farmland. The rear and side gardens enjoy a sunny southerly aspect. **OUTSIDE WATER TAP. L.P. GAS STORAGE TANK.**

GREENHOUSE 8' x 8' (2.44m x 2.44m)

GARDEN STORE SHED 18' (5.48m) in length mainly of stone construction.

ADJOINING GARAGE 20' 6" x 11' (6.24m x 3.35m) with up-and-over garage door. PVCu personal door. 3 Windows - 1 double glazed. Loft storage space. 4 Power points.







DIRECTIONS: - The property is located in the **centre of the village** and will be found by travelling **past** the **Village Shop/Post Office** in the **Drefach** direction, on the **right hand side opposite** the entrances to 'Clos y Wennol and Nant y Ffin' **before** the Chapel.

ENERGY EFFICIENCY RATING: - E (42).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0288-0200-9607-6280-4310.

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

COUNCIL TAX: – BAND D 2023/24 = £1,838.32p. *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

18.08.2023 - REF: 6648