

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **DETACHED COUNTRY BUNGALOW IN 1.5 ACRES ON EDGE OF AFON DEWI FAWR RIVER VALLEY.**
- **2 WC's. STUDY/BEDROOM 4.**
- **'SHUFFLEBOTTOM' GARAGE/WORKSHOP.**
- **1 MILE PRIMARY SCHOOL AND VILLAGE OF MEIDRIM.**
- **PRIVATE SUNNY SOUTH FACING POSITION AMIDST THE COUNTRYSIDE.**
- **3 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **ENJOYING THE PEACE AND TRANQUILITY OF A RURAL SETTING.**
- **4.5 MILES ST. CLEARS TOWN CENTRE AND A40 DUAL CARRIAGEWAY.**

Ash Meadow
Meidrim
Carmarthen SA33 5QS

£430,000 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 delightfully situated individual traditionally built (1990) 3/4 BEDROOMED DETACHED COUNTRY BUNGALOW RESIDENCE enjoying the *peace and tranquillity of a rural setting* having an attractive part brick facade occupying *large gardens and grounds with an adjoining paddock in all amounting to 1.50 acres or thereabouts* situated at the *end* of a Council maintained 'no through road' on the edge of the Afon Dewi Fawr river valley approximately *1 mile north of the rural village community of Meidrim* that offers a Primary School and Public House, is located some *4.5 miles north of the centre of the town of St. Clears* that offers the usual range of local facilities and services including a Supermarket and the A40 dual carriageway, is within *5.3 miles of Derllys Court Golf Club and the A40 dual carriageway* and is located some *9 miles west of the readily available facilities and services at the centre of the County and Market town of Carmarthen and A48 dual carriageway.*

Applicants may be interested to note that the original planning consent in favour of the property had the benefit of an 'Agricultural Tie' but this **planning condition** was subsequently **REMOVED** on the 15th March 2004 under **Planning Application number TMT/04249.**

NO FORWARD CHAIN. ECONOMY 7 ELECTRIC HEATING. DOUBLE GLAZED WINDOWS.

CAVITY WALL INSULATION (2008). TEXTURED AND COVED CEILINGS.

PLASTIC FASCIA AND SOFFIT. 8' 3" (2.51m) CEILING HEIGHTS.

PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE.

THE BUNGALOW IS APPROACHED VIA A GATED/PILLARED HARDCORED ENTRANCE DRIVE THAT TERMINATES TO THE FRONT/SIDE OF THE DWELLING that comprises: -

ENTRANCE PORCH 8' 6" x 6' 2" (2.59m x 1.88m) with ceramic tiled floor. 2 Single glazed windows. Panelled entrance door. Opaque glazed door and side screen to

RECEPTION HALL 15' 7" x 9' 9" (4.75m x 2.97m) overall slightly 'L' shaped. Wall mounted electric heater. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD with hot water cylinder with dual immersion heater. Slatted shelving.

FRONT BEDROOM 1 14' 8" x 7' 9" (4.47m x 2.36m) with 2 power points. Double glazed window. Wall mounted electric heater.

FRONT BEDROOM 2 11' 11" x 9' 8" (3.63m x 2.94m) with wall mounted electric heater. Double aspect. 2 Double glazed windows - 1 with a view. 2 Power points. Telephone point.

REAR BEDROOM 3 12' x 9' 9" (3.65m x 2.97m) with double glazed window. 2 Power points. Wall mounted electric heater.

BATHROOM 9' 8" x 8' 3" (2.94m x 2.51m) plus recessed tiled shower enclosure with electric shower over and shower door. Split level floor. Ceramic tiled floor. Opaque double glazed window. Wall mounted electric heater. Fully tiled walls. Wall light with shaver point. 3 Piece coloured suite comprising WC, pedestal wash hand basin and corner bath.



LOUNGE 16' 3" x 14' 7" (4.95m x 4.44m) with wall mounted electric heater. TV and telephone points. 6 Power points. Feature brick fireplace with display shelving to either side incorporating a multi-fuel roomheater. 4 Wall light fittings. Double glazed window overlooking the rear garden.

DINING ROOM 14' 7" x 11' 10" (4.44m x 3.60m) with wall mounted electric heater. Double glazed window to fore. 4 Wall light fittings. 4 Power points. One wall of exposed brick incorporating a 7' 3" (2.21m) wide archway to

FITTED KITCHEN/BREAKFAST ROOM 14' 7" x 11' 9" (4.44m x 3.58m) with double glazed window overlooking the rear garden. Ceramic tiled floor. Part tiled walls. Telephone point. Plumbing for dishwasher. 9 Power points plus fused point. Range of fitted base and eye level oak effect fronted kitchen units incorporating a wine rack, double drainer sink unit, electric oven, hob, cooker hood and glazed display units. 'Rangemaster' electric cooking range.

UTILITY ROOM 9' 9" x 8' (2.97m x 2.44m) with ceramic tiled floor. 2 Power points. Wall mounted electric heater. Part double glazed door to side. Access via retractable loft ladder to a partly boarded loft space with electric light.

LAUNDRY ROOM 5' 8" x 5' 4" (1.73m x 1.62m) with ceramic tiled floor. Double glazed window. Fully tiled walls. 3 Power points. Sink unit. Plumbing for washing machine. Private water supply control box.

SEPARATE WC 5' 8" x 3' 10" (1.73m x 1.17m) with opaque double glazed window. Fully tiled walls. Ceramic tiled floor. 2 Piece suite in white comprising wash hand basin and WC.

STUDY/HOME OFFICE/BEDROOM 4' 9' 9" x 9' 8" (2.97m x 2.94m) with ceramic tiled floor. 4 Power points. Double glazed window to fore with a view. Telephone point. Panelled walls.

EXTERNALLY

There are lawned gardens to the front, either side and rear that are interspersed with a variety of trees and ornamental shrubs that incorporate a front paved sun terrace, Orchard with apple and pear trees together with a 9' 4" (2.85m) wide stone walled, concreted path to rear. **2 OUTSIDE WATER TAPS. LOG STORE. GARDEN STORE SHED.**

The gardens enjoy a private sunny southerly aspect. Beyond the orchard lies a PADDOCK that amounts to just under one acre.

'SHUFFLEBOTTOM' GARAGE/WORKSHOP 34' x 19' 6" (10.36m x 5.94m) erected in 2005 of steel portal framed construction having a concreted floor, 9' (2.74m) high sliding double door access and power and lighting. 12 Power points. Personal door.

GREENHOUSE 20' 6" x 7' 6" (6.24m x 2.28m) on concrete base.



RESTRICTIVE COVENANTS

Applicants should note that there are **Restrictive Covenants** affecting the property including that the property **cannot** be used for the purpose of **any trade or business or for the storage of machinery goods or material in connection with any trade or business** but shall use the property for the purposes of a single private dwelling only.

In addition, **no buildings** may be erected on the property that are over one storey high and the bungalow cannot have any windows installed in the roof void or other erection on the property which would overlook the retained land (to the rear/north of the property).

No commercial or business vehicles/caravans or mobile homes can be parked on the property and the property cannot be used as a dog kennels nor breed dogs or any other animal at the property for **commercial** profit.

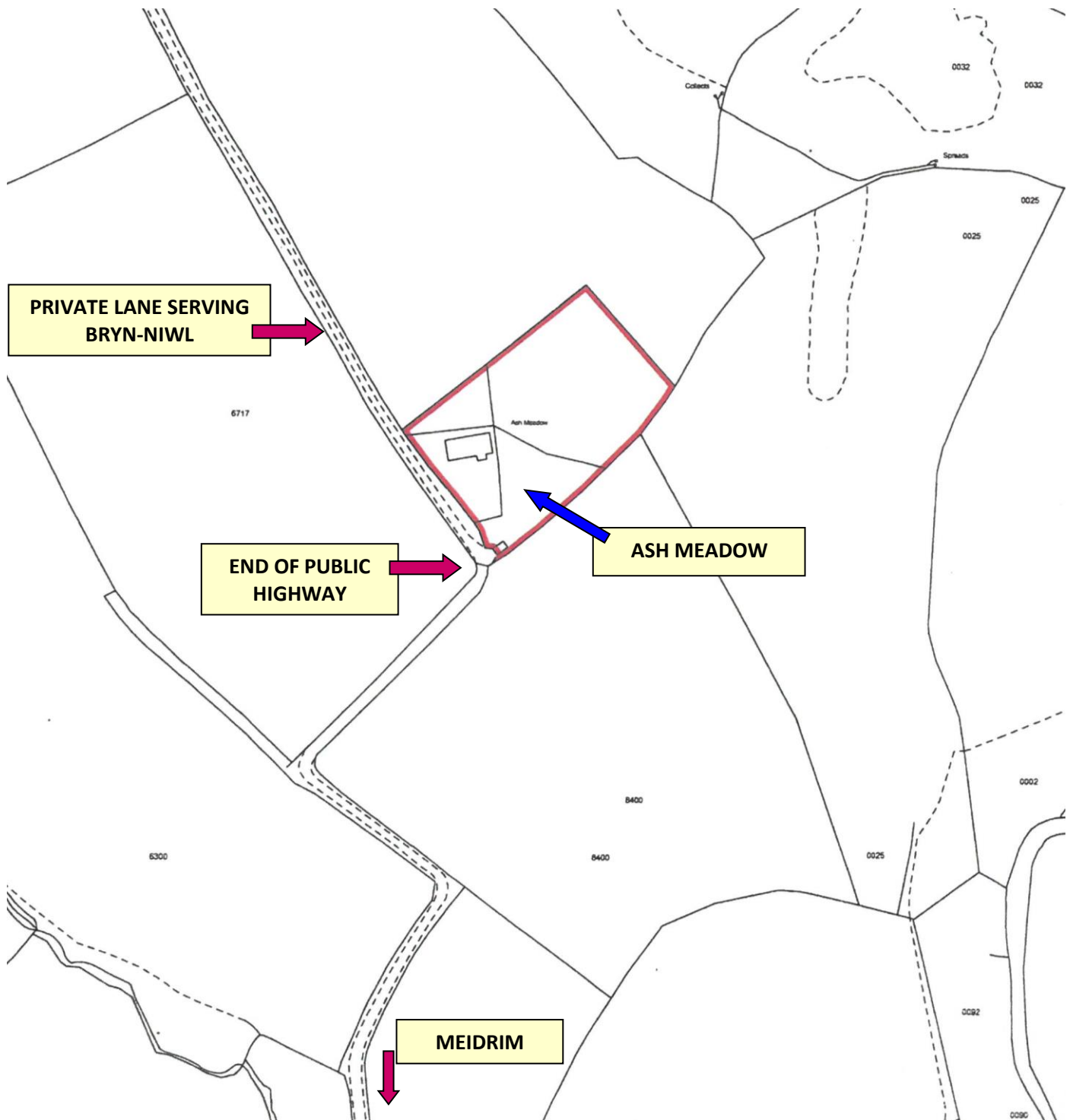






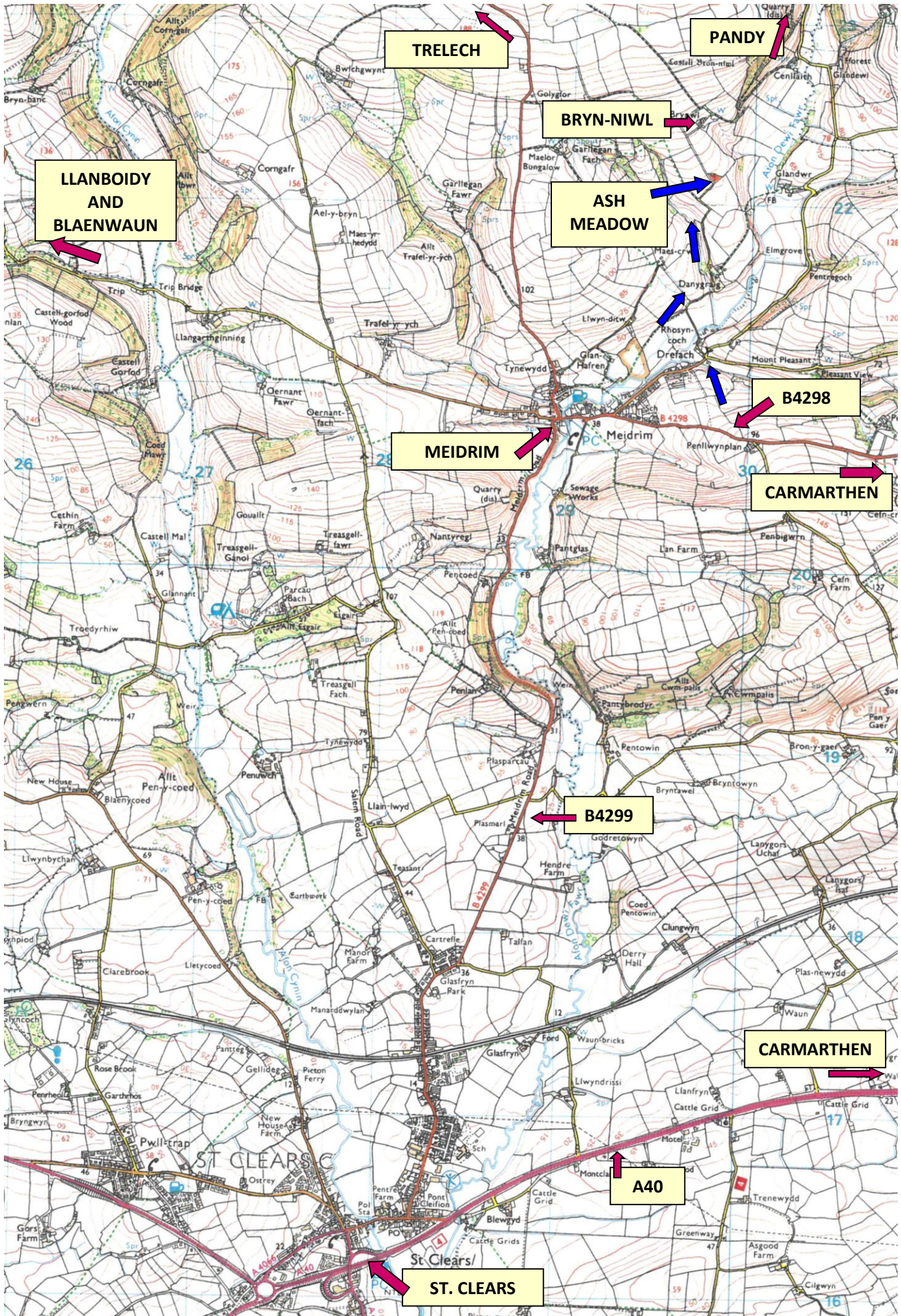






THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west towards St. Clears** and having travelled for **approximately 3.5 miles turn right for Meidrim/Bancyfelin/B4298 (signposted)**. Travel **across the dual carriageway continuing past the entrance to Derllys Court Golf Club and turn next right before 'Pontcana' Chapel for Meidrim - signposted Meidrim/B4298. Follow the road to Meidrim.** Upon entering Meidrim travel over the **speed bumps past the Primary School and turn first right into 'Drefach Road' - signposted Felin Pandy/Abernant.** Travel **past the entrance to 'Lon Ddewi' continuing past the bungalows/houses on either side of the road and as you drop down and pass over the stone parapet walled river bridge turn left on the 'off set' crossroads into a 'no through road' (signposted unsuitable for wide vehicles).** Continue past the property known as 'Dan yr Heol' and over the **stone parapet walled hump backed bridge and continue to the END of this Council maintained country lane and the entrance to 'Ash Meadow' will be found on the right hand side adjacent to and to the right of the entrance to 'Bryn Niwl'.**



**LLANBOIDY
AND
BLAENWAUN**

TRELECH

PANDY

BRYN-NIWL

**ASH
MEADOW**

MEIDRIM

B4298

CARMARTHEN

B4299

CARMARTHEN

A40

ST. CLEARS

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. Private borehole water (**new pump 2021**). **Applicants may be interested to note that the private borehole water supply has been maintained by 'Allpump Water Services' of St. Clears.** Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E 2024/25 = £2,364.79p p. *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

06.04.2024 - REF: 6763