

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **INDIVIDUALLY BUILT DETACHED BUNGALOW.**
- **BORDERING THE COUNTRYSIDE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **3 MILES CENTRE OF JOHNSTOWN.**
- **RURAL VIEWS TO REAR.**
- **3 BEDROOMS. NO FORWARD CHAIN.**
- **FIRST TIME ON THE MARKET SINCE 2001.**
- **MIDWAY CARMARTHEN AND LLANSTEFFAN.**

Willow Bank,
Heol Smyrna, Llangain,
Carmarthen SA33 5AD

£249,950 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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The Property
Ombudsman

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A most conveniently situated individually built (Circa. 1970) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** having part reconstituted stone elevations and built to a 'Guildway' timber framed design being located bordering the countryside with **views to the rear** fronting on to a Class III Council maintained road (Heol Smyrna) within a **quarter of a mile of the B4312 Carmarthen to Llansteffan Road at the centre of Llangain**, is within a **third of a mile of Llangain Primary School**, is within **2.2 miles of the A40 trunk road at Llanllwch**, is within **3 miles of the centre of Johnstown** (via 'Heol Smyrna' and 'Alltynap Road'), is within **3 miles of 'Q.E.' High School and the Leisure Centre**, is within **3.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen** and is located some **4.5 miles of the estuarial village of Llansteffan** that is renowned for its Castle and sandy beach.

NO FORWARD CHAIN. PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT.

TEXTURED AND COVERED CEILINGS. 7' 11" (2.41m) CEILING HEIGHTS.

THE FITTED CARPETS ARE INCLUDED.

FIRST TIME ON THE MARKET SINCE 2001.



RECEPTION HALL 13' 7" (4.14m) in depth with PVCu entrance door with opaque double glazed lights. 3 Power points. Wall light fitting.

FITTED KITCHEN/BREAKFAST ROOM 18' 7" x 10' 3" (5.66m x 3.12m) with 2 PVCu double glazed windows overlooking the front garden. Part tiled walls. Recessed spotlighting to the Kitchen area. 16 Power points plus fused point. Plumbing for washing machine. Space for tumble drier. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, hob, extractor cooker hood and display units. Door to

SIDE HALL with PVCu part opaque double glazed door to side. Door to

STORE ROOM 7' 2" (2.18m) in depth with 2 power points. Electricity consumer unit and meter.

LOUNGE/DINING ROOM 19' 11" x 12' 8" (6.07m x 3.86m) overall slightly 'L' shaped with feature fireplace. 10 Power points. 2 TV points. PVCu double glazed picture window with a **view** over the surrounding countryside.

INNER HALL with 1 power point. Access to loft space.

BUILT-IN AIRING/LINEN CUPBOARD with double doors. Slatted shelving. Pre-lagged hot water cylinder with immersion heater.

REAR BEDROOM 1 9' 4" x 9' 2" (2.84m x 2.79m) plus built-in double wardrobe with sliding mirrored doors. PVCu double glazed window with **views** over the surrounding countryside. 3 Power points.

REAR BEDROOM 2 12' 11" x 11' 8" (3.93m x 3.55m) plus built-in double wardrobe with sliding mirrored doors. 5 Power points. **Fitted bedroom suite.** PVCu double glazed window with **views** over the surrounding countryside.

FRONT BEDROOM 3 11' 7" x 10' (3.53m x 3.05m) plus built-in double wardrobe with sliding mirrored doors. PVCu double glazed window. Telephone point. 3 Power points.

BATHROOM 8' 8" x 7' 11" (2.64m x 2.41m) overall 'L' shaped with 2 PVCu opaque double glazed windows. Fully tiled walls. 3 Piece coloured suite comprising panelled bath, pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in shower over.



EXTERNALLY

The bungalow occupies established well stocked gardens that incorporate a gated concreted entrance drive that leads to the garage and provides private car parking. There is a front lawned garden with gated pedestrian access that has herbaceous borders having ornamental shrubs. **6'2" (1.88m) wide walled pathway to one side.** Sunny south facing rear railed and paved sun terrace that runs the **length of the bungalow** with herbaceous borders and has steps leading down to the rear garden that has a lawn, decoratively stoned areas, herbaceous borders, ornamental shrubs etc. and which backs onto/overlooks farmland. **From the rear paved sun terrace/garden rural views are enjoyed over the surrounding countryside.**

ADJOINING GARAGE 20' 6" x 10' 8" (6.24m x 3.25m) of concrete block construction. 2 Single glazed windows to side. Up-and-over garage door. Inspection pit. PVCu part opaque double glazed door to rear. Power and lighting.







DIRECTIONS: - The property may be approached from **Johnstown** by **either** turning onto '**Alltynap Road**' or **alternatively** by travelling **past** 'Q.E.' High School and the Leisure Centre to '**Llangain Square**' and by **turning right in to** '**Heol Smyrna**' **adjacent to** '**Smyrna Church**'. Travel **past** the turning for 'Ger y Capel' and 'Smyrna Church' car park continuing a short distance and as you travel along there will be a **row of bungalows on your right hand side** and the property will be found **just after** a '**left hand bend**' **road sign** and is the last **but one property before** a road junction that takes you back to the 'Llansteffan Road'.

ENERGY EFFICIENCY RATING: - F (28).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9320-2787-9300-2427-2131.

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

COUNCIL TAX: – BAND F 2023/24 = £2,660.25p. *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.

Details amended – 08.02.2024

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

27.11.2023 - REF: 6717