

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **DECEPTIVELY LARGE END OF TERRACE COTTAGE.**
- **3 BEDROOMS. L.P. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **2 MILES NORTH OF SANDY BEACH AT LLANSTEFFAN.**
- **WELL PRESENTED ACCOMMODATION.**
- **FITTED KITCHEN/DINING ROOM 15' x 14' 6" (4.57m x 4.42m).**
- **CENTRE OF RURAL VILLAGE.**
- **9 MILES SOUTH WEST OF CARMARTHEN.**

Garn Obri,
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Carmarthen SA33 5HJ

£215,000 OIRO
FREEHOLD

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

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The Property
Ombudsman

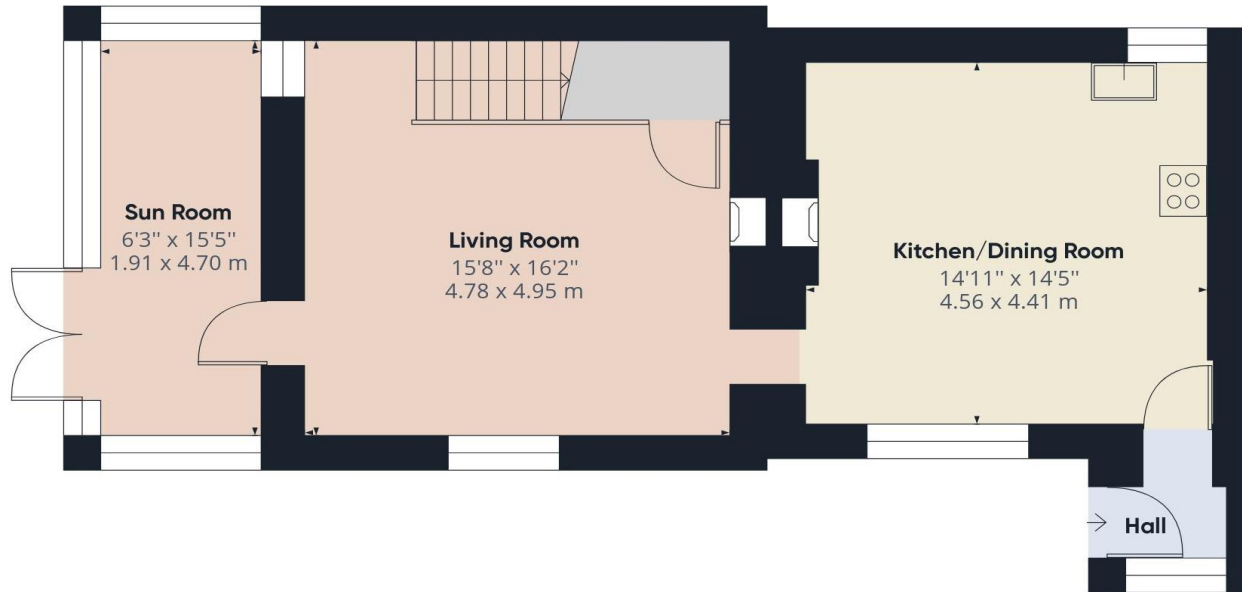
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A deceptively large well presented **3 BEDROOMED END OF TERRACE COTTAGE** enjoying a sunny position situated **opposite** the former Chapel at the **centre of the rural village community of Llanybri** that offers a popular Public House/Restaurant and which in turn is located **amidst the countryside, some 2 miles north of the estuarial historical village of Llansteffan** that offers a sandy beach and which is renowned for its Castle and is located some **9 miles south-west** of the readily available facilities and services at the the centre of the County and Market town of **Carmarthen**. The property being located within **8 miles of the Primary and Secondary Schools/Leisure Centre at Johnstown and the A40 trunk road**.

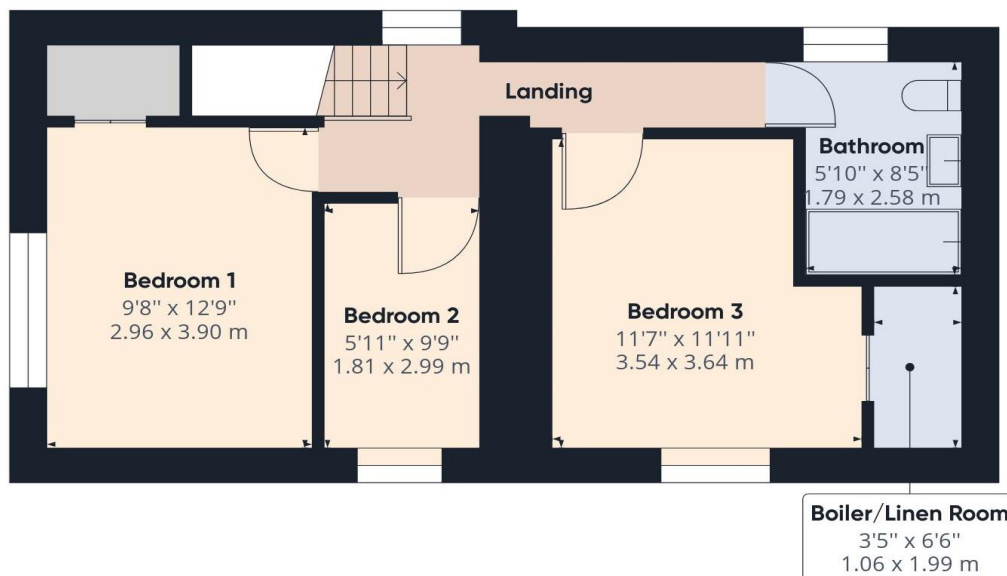
L.P. GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.

THE FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

SUN ROOM 15' 6" x 6' 3" (4.72m x 1.90m) with PVCu double glazed 'French' double entrance doors. 6 Power points. Half PVCu double glazed on a block/brick wall. Ceramic tiled floor. PVCu double glazed door to



LIVING ROOM 16' 3" x 15' 10" (4.95m x 4.82m) with staircase to first floor. Radiator. Walk-in understairs storage cupboard off. 8 Power points. TV and telephone points. PVCu double glazed window to side. Smoke detector. Feature fireplace to party wall with the kitchen/dining room incorporating a **wood burning stove on paved hearth and which heats both rooms.** Opening to



FITTED KITCHEN/DINING ROOM 15' x 14' 6" (4.57m x 4.42m) with slate effect tiled floor. Heat detector. Radiator. 2 PVCu double glazed windows. Recessed downlighting to the kitchen area. Electric meter cupboard. 10 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a hob, canopied cooker hood, single oven and sink unit. Part tiled walls. Panelled/glazed door to

SIDE ENTRANCE HALL with tiled floor to match the kitchen. PVCu part opaque double glazed door to outside. PVCu opaque double glazed window. 2 Power points. Polycarbonate roof. Cloak hooks.



FIRST FLOOR - moulded white panel effect doors.

LANDING with smoke detector. PVCu double glazed window.

LANDING with smoke detector. PVCu double glazed window.

FRONT BEDROOM 1 12' 10" x 9' 8" (3.91m x 2.94m) plus walk-in wardrobe off over the stairwell. PVCu double glazed window overlooking the old Chapel site and Village. Radiator. 4 Power points.



SIDE BEDROOM 2 9' 11" x 5' 10" (3.02m x 1.78m) with laminate flooring. Radiator. PVCu double glazed window to side with a view towards the Preseli mountains in the distance. Access to loft space. 2 Power points.

INNER LANDING with radiator.

SIDE BEDROOM 3 12' 11" x 11' 9" (3.93m x 3.58m) overall 'L' shaped with radiator. PVCu double glazed window to side with a view towards the Preseli mountains in the distance. 4 Power points. TV point and aerial cable. Access to the loft space.

WALK-IN WARDROBE/LINEN/BOILER ROOM OFF 6' 5" x 3' 5" (1.95m x 1.04m) housing the 'Baxi' wall mounted L.P. gas fired central heating boiler.



FAMILY BATHROOM 8' 6" x 5' 11" (2.59m x 1.80m) with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Chrome towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising WC, wash hand basin with fitted cupboard beneath and shower bath with electric shower over, curtain and rail.

EXTERNALLY - Un-restricted on street parking available immediately to fore. Close boarded fenced front lawned garden. Shared side pathway with No 2. Part walled storage area to the other side.

STORE SHED 13' 9" x 3' 9" (4.19m x 1.14m) timber framed with doors to the front and rear. **The store shed is available by SEPARATE NEGOTIATION.**

ENERGY EFFICIENCY RATING: - F (34).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0832-2871-7260-9095-0271.





DIRECTIONS: - From **Carmarthen** take the **B4312 Llansteffan Road** south **through Johnstown** towards Llansteffan travelling **past** the 'Q. E. High' Secondary School and the Leisure Centre. Continue **through Llangain** **past** the 'Pantyrathro' Establishment and 'Mansion House Restaurant/Function Rooms' and **turn next right opposite** 'Towy Boat Club' for Llanybri (**signposted**). **Follow the signs into the village** of Llanybri and the property will be found in the **centre of the village** to the **rear of and beyond the rear entrance of the 'Farmers Arms' Public House/Restaurant** and the **site of the former Chapel**.

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

COUNCIL TAX: – BAND D 2023/24 = £1,838.77p. **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

02.08.2023 - REF: 6638