

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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- **VERY WELL PRESENTED DETACHED HOUSE.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **EASE OF ACCESS TO 'MORRISONS' SUPERMARKET AND THE A40/A48 TRUNK ROADS.**
- **SOUGHT AFTER RESIDENTIAL AREA.**
- **GAS C/H. CAVITY WALL INSULATION.**
- **ON SMALL CUL-DE-SAC JUST OFF REGULAR BUS ROUTE.**
- **2 MILES SOUTH OF CARMARTHEN.**

Briars Mead,
No 2 Maesderi, Cwmffrwd,
Carmarthen SA31 2NB

£320,000 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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An attractive very well presented conveniently situated traditionally built (Circa. early 1960's) 'L' shaped **3**
BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE situated towards the beginning of a small cul-de-
sac of varying types and designs on the periphery of the village community of **Cwmffrwd just off the A484**
Carmarthen to Llanelli road (regular bus route) enjoying **ease of access** to 'Bro Myrddin' Secondary School, 'Coleg
Sir Gar,' 'Morrisons' Supermarket and the A40/A48 trunk roads with the readily available facilities and services at
the centre of the County and Market town of **Carmarthen** being some **2 miles distant**.

FIRST TIME ON THE 'OPEN MARKET' SINCE 1967. NO FORWARD CHAIN.

GAS CENTRAL HEATING with thermostatically controlled radiators. **CAVITY WALL INSULATION.**

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED AND COVED CEILINGS.

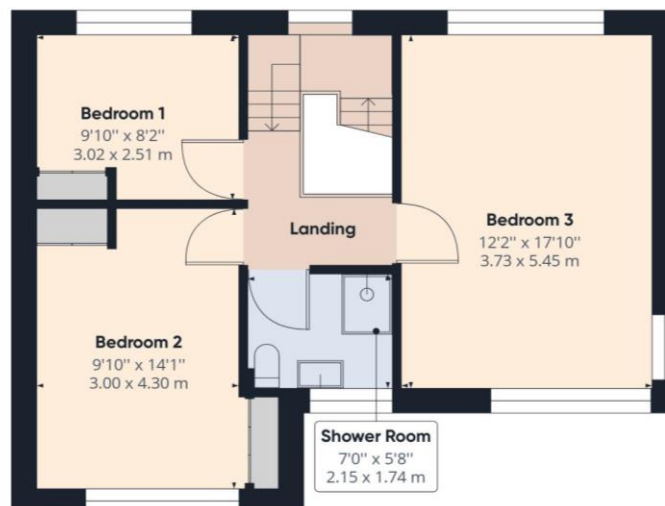
MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

8' 8" (2.64m) CEILING HEIGHTS TO THE GROUND FLOOR.

THE VERTICAL BLINDS AND FITTED CARPETS INCLUDED.



Ground Floor



Floor 1

ENTRANCE PORCH with ceramic tiled floor. Aluminium double glazed window. Sliding aluminium opaque double glazed entrance door and side screen to

RECEPTION HALL 11' 10" (3.60m) in depth with staircase to first floor. Radiator. 2 Power points. 'Hive' digital C/h timer control. Fitted cupboard. Telephone point.

SEPARATE WC 'L' shaped with PVCu opaque double glazed window. 2 Piece coloured suite comprising WC and wash hand basin with tiled splashback. Wall mounted electric heater.

THROUGH LOUNGE 17' 10" x 12' 5" (5.43m x 3.78m) with triple aspect. PVCu double glazed picture window to fore. Sliding aluminium double glazed patio door to and overlooking the rear garden. PVCu double glazed window to side. Feature open tiled fireplace. 2 Radiators. 3 Power points. TV aerial cable.

LIVING/DINING ROOM 12' 4" x 11' 11" (3.76m x 3.63m) with telephone point. TV aerial cable. 4 Power points. Telephone point. PVCu double glazed picture window to fore. Radiator. Wall mounted 'log effect' electric fire.

FITTED KITCHEN/BREAKFAST ROOM 9' 11" x 9' 11" (3.02m x 3.02m) with tile effect vinyl floor covering. Radiator. Part tiled walls. Range of fitted base and eye level light oak kitchen units incorporating a sink unit, canopied cooker hood and glazed display unit. 7 Power points plus fused point. PVCu double glazed window overlooking the rear garden.

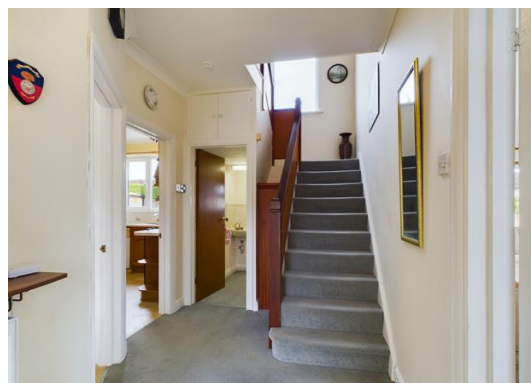
UTILITY ROOM 9' 10" x 6' (2.99m x 1.83m) with radiator. 2 PVCu opaque double glazed windows. 6 Power points. Range of fitted base and eye level oak effect kitchen units. Plumbing for washing machine. PVCu part opaque double glazed door to rear. Tile effect vinyl floor covering. PVCu part opaque double glazed door to the integral garage.

FIRST FLOOR - 8' 1" (2.46m) Ceiling heights.

LANDING with PVCu opaque double glazed window to the stairwell. Telephone point. Radiator. Access to the attic space via a retractable loft ladder that is partly boarded and has an electric light.

REAR BEDROOM 1 9' 11" x 8' 4" (3.02m x 2.54m) with PVCu double glazed window with a view over Cwmffrwd and Carmarthen towards Carmarthen Golf Club in the distance on a clear day. 2 Power points. Radiator. **FITTED AIRING/LINEN CUPBOARD** with pre-lagged hot water cylinder, immersion heater, slatted shelving and double doors.

FRONT BEDROOM 2 14' 2" x 9' 11" (4.31m x 3.02m) plus **built-in wardrobe** with double doors. Fitted wardrobe with double doors. 1 Power point. Radiator. PVCu double glazed picture window with a view.



SHOWER ROOM (2016) 6' 11" x 5' 9" (2.11m x 1.75m) with vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Decoratively clad walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Quadrant shower enclosure with electric shower over.

THROUGH MASTER BEDROOM 3 17' 11" x 12' 5" (5.46m x 3.78m) with 2 radiators. 3 PVCu double glazed windows - 2 picture windows with far reaching views. 2 Power points.

EXTERNALLY

Concreted entrance drive providing private car parking that leads to the garage. Walled lawned front garden. There are pathways to either side. There is to the rear an enclosed lawned garden with paved patio and drying area. **OUTSIDE LIGHT and WATER TAP.**

INTEGRAL GARAGE 16' 1" x 9' 11" (4.90m x 3.02m) with wall mounted gas fired central heating boiler. Sliding garage door. 6 Power points. WATER TAP. Gas meter. Storage area off above the utility room. **WATER STOP TAP.**

GARDEN STORE SHED 10' 8" x 4' 11" (3.25m x 1.50m) concrete block built with a sliding door.







DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past 'Morrisons' Supermarket and 'Halfords.'** Travel to the **next roundabout** and take the **second exit towards Llanelli.** Continue along 'Pibwrlwyd Flats' **into Cwmffrwd** and having travelled past the 'O C Davies MG' garage on the left hand side '**Maesderi**' will be found **opposite** and **just after the former 'Black Lion' Public House (Little Bambinos Nursery).** Upon entering Maesderi 'Briars Mead' is **the second property on the right hand side.**

ENERGY EFFICIENCY RATING: - D (62).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0019-2200-2507-1373-1704.

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

COUNCIL TAX: – BAND E 2023/24 = £2,252.26p. **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 19.01.24.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.08.2023 - REF: 6650