

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FIRST TIME ON THE OPEN MARKET SINCE 1986.**
- **FAR REACHING RURAL VIEWS OVER THE SURROUNDING COUNTRYSIDE TOWARDS CARMARTHEN AND THE BLACK MOUNTAINS IN THE DISTANCE ON A CLEAR DAY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PURPOSE BUILT WORKSHOP AND STORE ROOM.**
- **COMPLETELY RENOVATED AND EXTENDED DETACHED COUNTRY HOUSE IN QUARTER ACRE.**
- **3/4 BEDROOMS. SPACIOUS BATHROOM. 2 WC's. OIL C/H.**
- **PRIVATE SUNNY SOUTH FACING LAWNED GARDEN.**
- **2.5 MILES NORTH WEST OF CARMARTHEN TOWN CENTRE.**

Maenllwyd
Pentremeurig Road
Carmarthen SA33 6AG

£349,950 OIRO
FREEHOLD

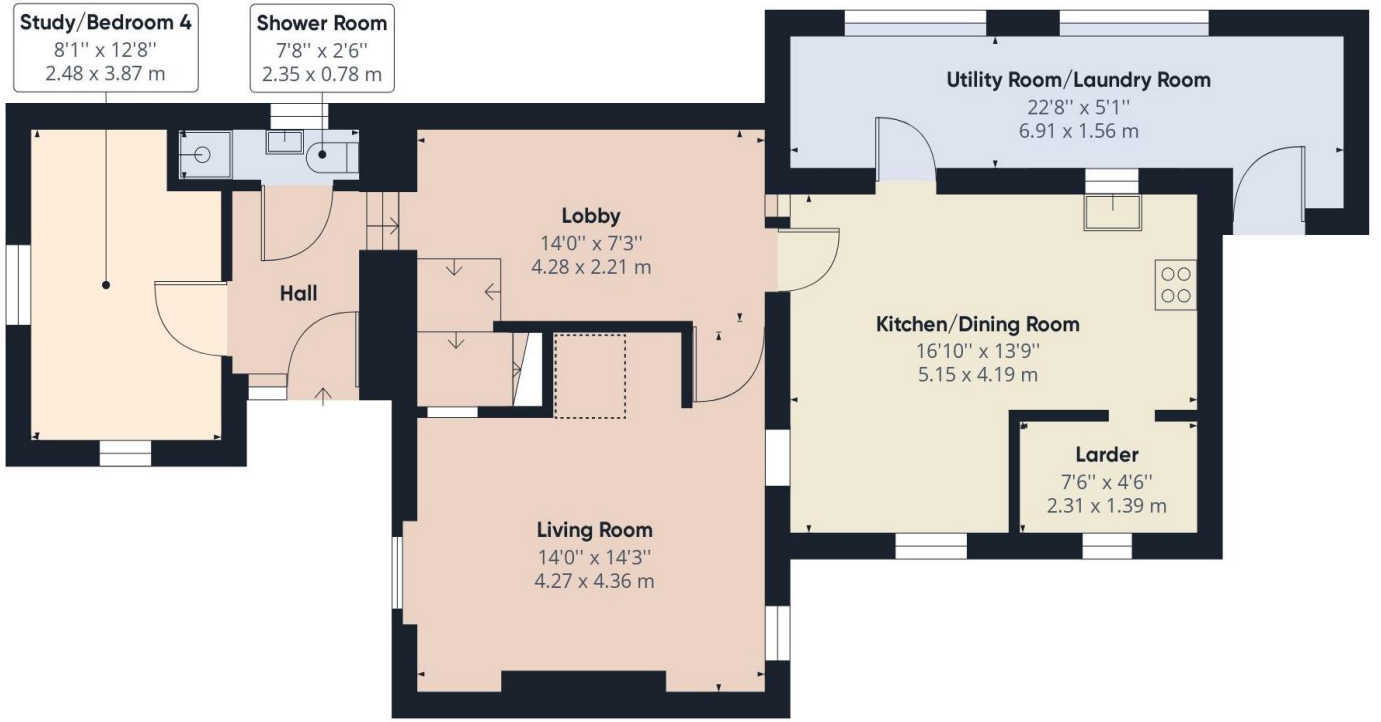
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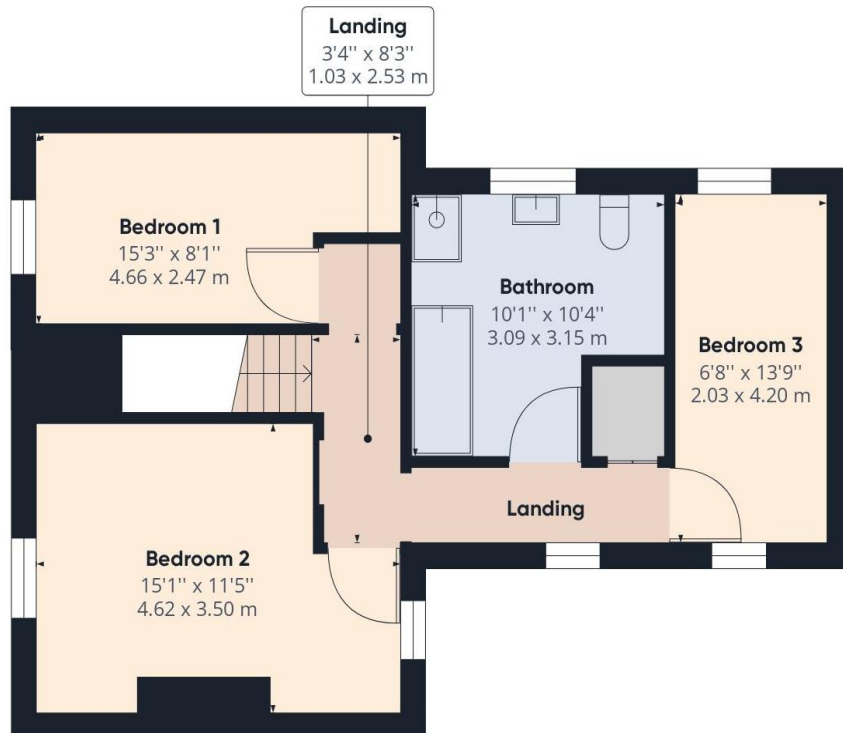
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

*Set amidst the countryside fronting on to a quiet class III Council maintained road enjoying the peace and tranquillity of a rural setting and comprising a completely renovated and extended **3/4 BEDROOMED DETACHED COUNTRY HOUSE** situated on the 'brow' of a hill enjoying far reaching views over the surrounding countryside and Carmarthen towards the Black Mountains in the distance on a clear day occupying approximately a quarter of an acre of landscaped gardens to include a tarmacadamed parking area and located some **2 miles north west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being convenient for access to 'Parc Dewi Sant', 'Canolfan S4C yr Egin', 'UWTSD' and the recently opened Carmarthen western by-pass (Ffordd Pendre), is located within **1.75 miles of 'The Plough and Harrow' PH and 'Henfwlch Road'** (bus route), is within **4 miles of Carmarthen Golf Club** with the **A484 at Cynwyl Elfed** (village shop and Primary School) being some **5.5 miles distant**.*

FIRST TIME ON THE MARKET SINCE 1986. SUNNY SOUTH FACING POSITION.

OIL C/H with thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS.

SMOOTH SKIMMED AND COVED CEILINGS to most rooms. PLASTIC FASCIAS.

FAR REACHING VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE TOWARDS CARMARTHEN GOLF CLUB AND OVER THE LOWER TOWY VALLEY TOWARDS CARMARTHEN, ALLTYCNAP ROAD AND LLYN Y FAN/THE BLACK MOUNTAINS IN THE DISTANCE ON A CLEAR DAY.

Applicants may be interested to note that the property was completely renovated and extended with the aid of a Local Authority improvement grant in 1986/87 and in the late 1990's was further extended with the provision of the rear porch/utility room. In 2001 the present entrance hall, study/bedroom 4 and shower room were subsequently provided. Furthermore, a new central heating system was provided in 2011 and new PVCu double glazed windows to the original building in 2012.

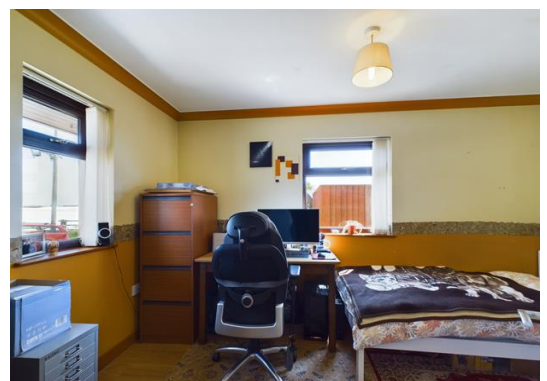
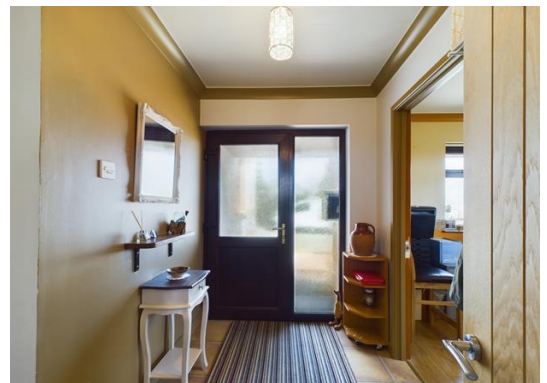
RECESSED ENTRANCE PORCH with slate/tiled floor. PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL 7' 8" x 5' 5" (2.34m x 1.65m) with tile effect laminate flooring.

STUDY/HOME OFFICE/BEDROOM 4 12' 8" x 8' 2" (3.86m x 2.49m) overall slightly 'L' shaped with double aspect. Boarded effect laminate flooring. 2 PVCu double glazed windows. 10 Power points. Radiator. Light oak boarded effect door to the hall.

SHOWER ROOM with tile effect laminate flooring. Radiator. Extractor fan. Part tiled walls. 2 Piece suite in white comprising WC and wash hand basin. 'Creda' wall mounted electric heater. PVCu opaque double glazed window. Waterproof panelled shower enclosure with electric shower over and shower door. Light oak boarded effect door to the Hall.

LOBBY 14' 1" x 7' 3" (4.29m x 2.21m) with staircase to first floor. Telephone point. Radiator. 4 Power points. 2 Wall light fittings. Wall cupboard with electricity consumer units. Light oak boarded effect door to



LIVING ROOM 14' 1" x 11' 3" (4.29m x 3.43m) extending to 14' 3" (4.29m) overall with boarded effect laminate flooring. Double aspect. TV point. 3 Walls T&G boarded to dado height. 3 Wall light fittings. 6 Power points. Fitted book shelving to the understairs. 2 Radiators. 2 PVCu double glazed windows - 1 with a **view** over the surrounding countryside towards Carmarthen and the Black Mountains in the distance on a clear day.



WALK-IN UNDERSTAIRS STORAGE CUPBOARD with light oak boarded effect door.

FITTED KITCHEN/DINING ROOM 16' 8" x 13' 9" (5.08m x 4.19m) overall 'L' shaped with glazed door to the inner hall. Double aspect. PVCu double glazed window. Double glazed window with rural views. Part tiled walls. Radiator. Boarded effect vinyl floor covering. TV point. 8 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 'dresser' style unit, ceramic sink unit, L.P. gas hob, electric oven and cooker hood. 'Quooker' boiling hot water tap. Space for a fridge/freezer. Plumbing for dishwasher. Part double glazed door to the utility room.



WALK-IN LARDER OFF 7' 7" x 4' 7" (2.31m x 1.40m) with 2 power points. PVCu double glazed window. Slate worksurfaces/shelving on brick supports. Fitted shelving.

UTILITY ROOM 22' 9" x 7' 4" (6.93m x 2.23m) overall slightly 'L' shaped with 2 PVCu double glazed windows with far reaching rural views. Radiator. Part tiled walls. Polycarbonate roof. Tile effect vinyl floor covering. Plumbing for washing machine. PVCu part opaque glazed door to outside. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. Base and eye level kitchen units. 6 Power points.



RECESSED REAR ENTRANCE PORCH

FIRST FLOOR - moulded panel effect doors.

LANDING with fitted book shelving. Boarded effect laminate flooring.

INNER LANDING

FRONT BEDROOM 1 15' 3" x 7' 11" (4.64m x 2.41m) 'L' shaped with radiator. Boarded effect laminate flooring. 5 Power points. PVCu double glazed window with a **far reaching view** over the surrounding countryside towards Carmarthen and beyond. Access via loft ladder to attic space.



FRONT BEDROOM 2 15' 2" x 11' 7" (4.62m x 3.53m) overall 'L' shaped with radiator. Boarded effect laminate flooring. 6 Power points. Double aspect. **Fitted bedroom suite**. Radiator. 2 PVCu double glazed windows - 1 with a **far reaching view** over the surrounding countryside and lower Towy valley towards Carmarthen, Travellers Rest and the Black Mountains in the distance on a clear day.



REAR LANDING with 2 power points. Boarded effect laminate flooring. PVCu double glazed window with a view towards Newchurch and Carmarthen Golf Club.

DEEP BUILT-IN AIRING/LINEN CUPBOARD OFF with double doors. Slatted shelving. Radiator.

SPACIOUS BATHROOM 10' 4" x 10' 2" (3.15m x 3.10m) overall 'L' shaped with tile effect laminate flooring. Part tiled walls. Radiator. Wall light with shaver point. PVCu double glazed window with a far reaching view over the surrounding countryside. 3 Piece suite comprising panelled bath, pedestal wash hand basin and WC. Waterproof panelled double shower enclosure with electric shower over. Louvre door to the airing/linen cupboard.

REAR BEDROOM 3 13' 10" x 6' 8" (4.21m x 2.03m) with double aspect. Boarded effect laminate flooring. Radiator. 2 PVCu double glazed windows - 1 with a far reaching rural view and the other with a view towards Newchurch and Carmarthen Golf Club. 4 Power points.

EXTERNALLY

Decoratively stoned forecourt with a side walled concreted patio area that leads to a decoratively stoned drying area at rear. Beyond the forecourt lies a part enclosed tarmacadamed parking area with raised herbaceous border that provides ample car parking and space for a motorhome/caravan. Beyond the parking area lies an enclosed lawned garden that enjoys a sunny southerly aspect that affords a good degree of privacy.

The property occupying approximately a quarter of an acre or thereabouts.

WORKSHOP 20' x 11' (6.09m x 3.35m) with electricity connected. Power and lighting. Timber framed.

ADJOINING STORE ROOM 11' x 9' (3.35m x 2.74m) with power and lighting. Post and rail decked **VERANDA OFF** measuring 13' 8" x 6' 10" (4.17m x 2.08m) that enjoys a **far reaching view**.

GARDEN STORE SHED 11' x 7' 6" (3.35m x 2.28m)

GREENHOUSE 10' x 6' (3.05m x 1.83m)









ENERGY EFFICIENCY RATING: - D (55).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 09678-2200-2307-6269-1104.

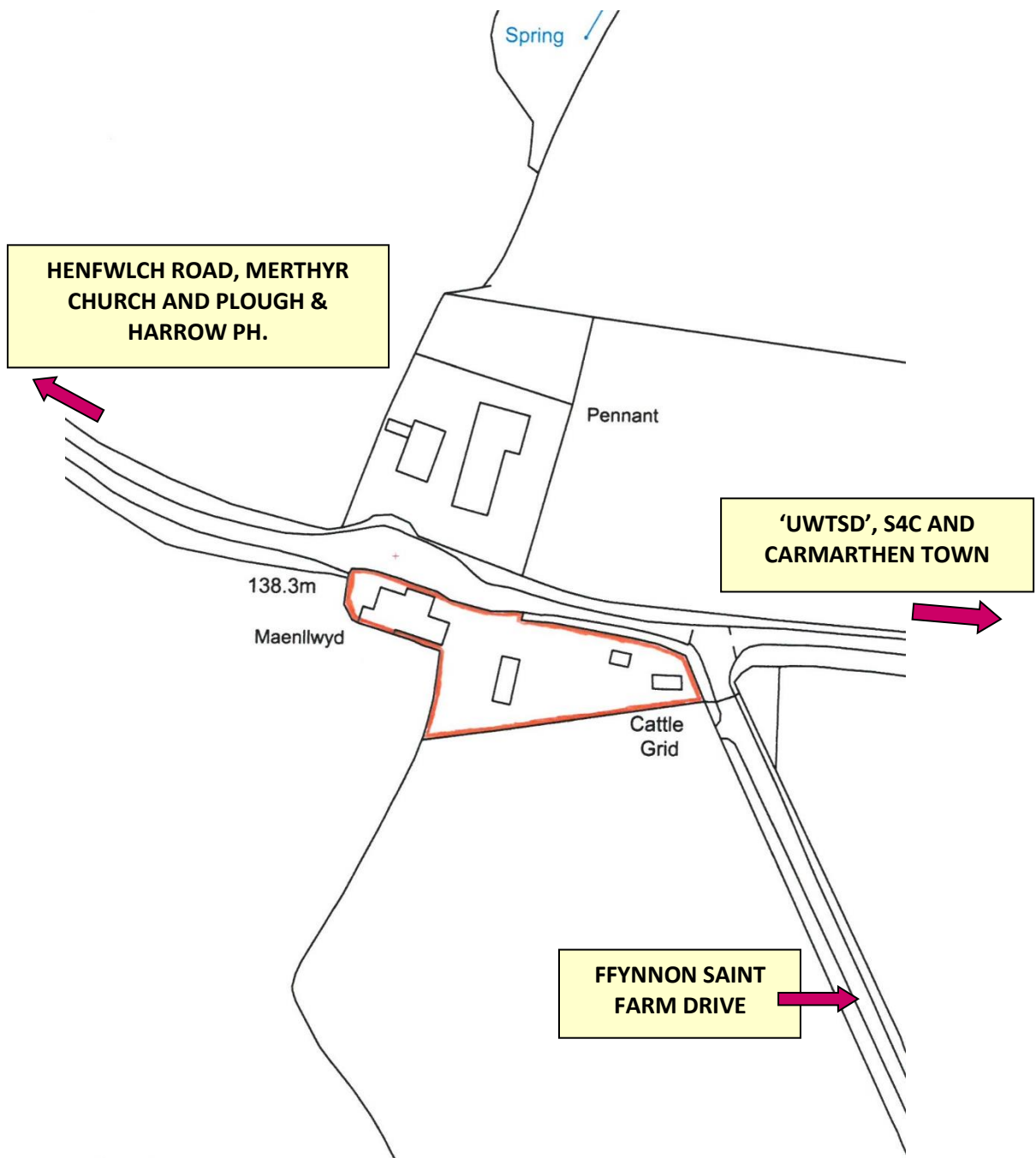
SERVICES: - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E. 2023/24 = £2,295.57p. *Oral enquiry only.*

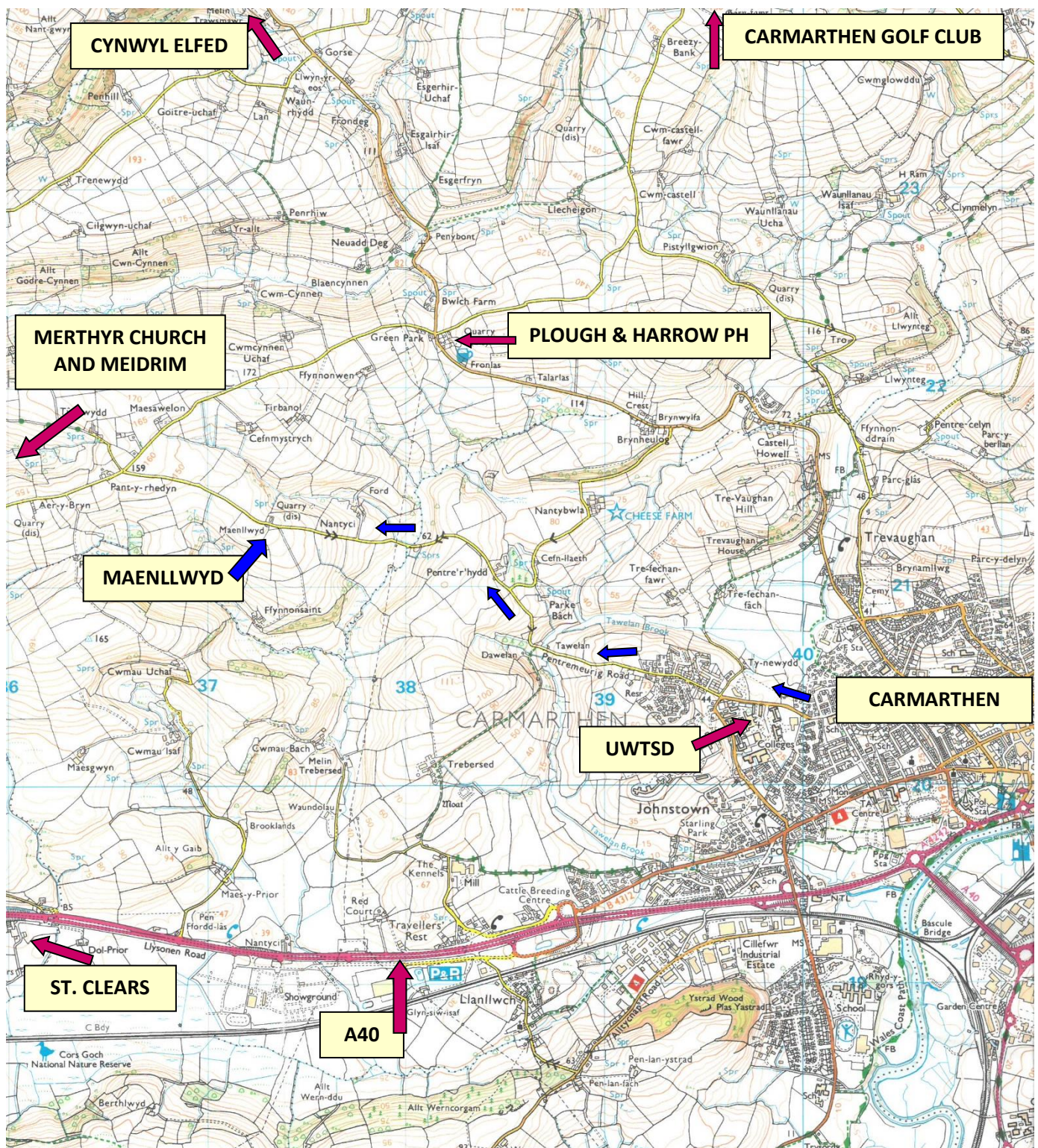
LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

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 – 24.08.2023



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



DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street' and **bare left** into 'Glannant Road'/'College Road' **opposite** the New Dairies Public House. **Continue up 'College Road' past** 'Crispin Avenue', the 'New Model Primary School and turning for 'Meysydd y Coleg' to the **traffic lights adjacent to 'UWTSD' and 'S4C'** and **turn right into 'Pentremeurig Road'**. Travel **past** the right hand turning for 'Brynteg', left hand turning for 'Maes y Wennol' and right turnings for 'Heol y Wawr' and 'Heol Mair' and **continue out into the countryside**. Follow the road down into the dip and over the 'Tawelau Brook' continuing up the hill and **past the right hand turning for 'Nant y Bwla Road'** (signposted). Continue **past** 'Pentrehydd Farm' continuing down the hill and over the river bridge. Travel up the hill past the turning for 'Nantyci Farm' and '**Maenllwyd**' is the **next property at the top of the hill** on the left hand side **opposite** a bungalow that is in the course of renovation.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.06.2023 - REF: 6611