

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
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Est. 1998

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- **AVAILABLE LONG TERM.**
- **2.5 MILES WEST OF CARMARTHEN.**
- **2 DOUBLE BEDROOMS. OIL C/H.**
- **FRONT, SIDE AND REAR GARDENS.**
- **DEPOSIT: - £923.00p. EPC RATING: - D (62).**
- **VERY WELL PRESENTED DETACHED BUNGALOW.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **FRONTING PRIVATE LANE.**
- **COUNCIL TAX: - BAND E. 2024/25 = £2,548.83p.**

Courtlands
Llysonnen Road
Carmarthen SA33 5DR

RENT - £800 per Calendar
Month inclusive of Water rates but
EXCLUSIVE of all other charges.

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.

TO LET - 2.5 MILES WEST OF CARMARTHEN.

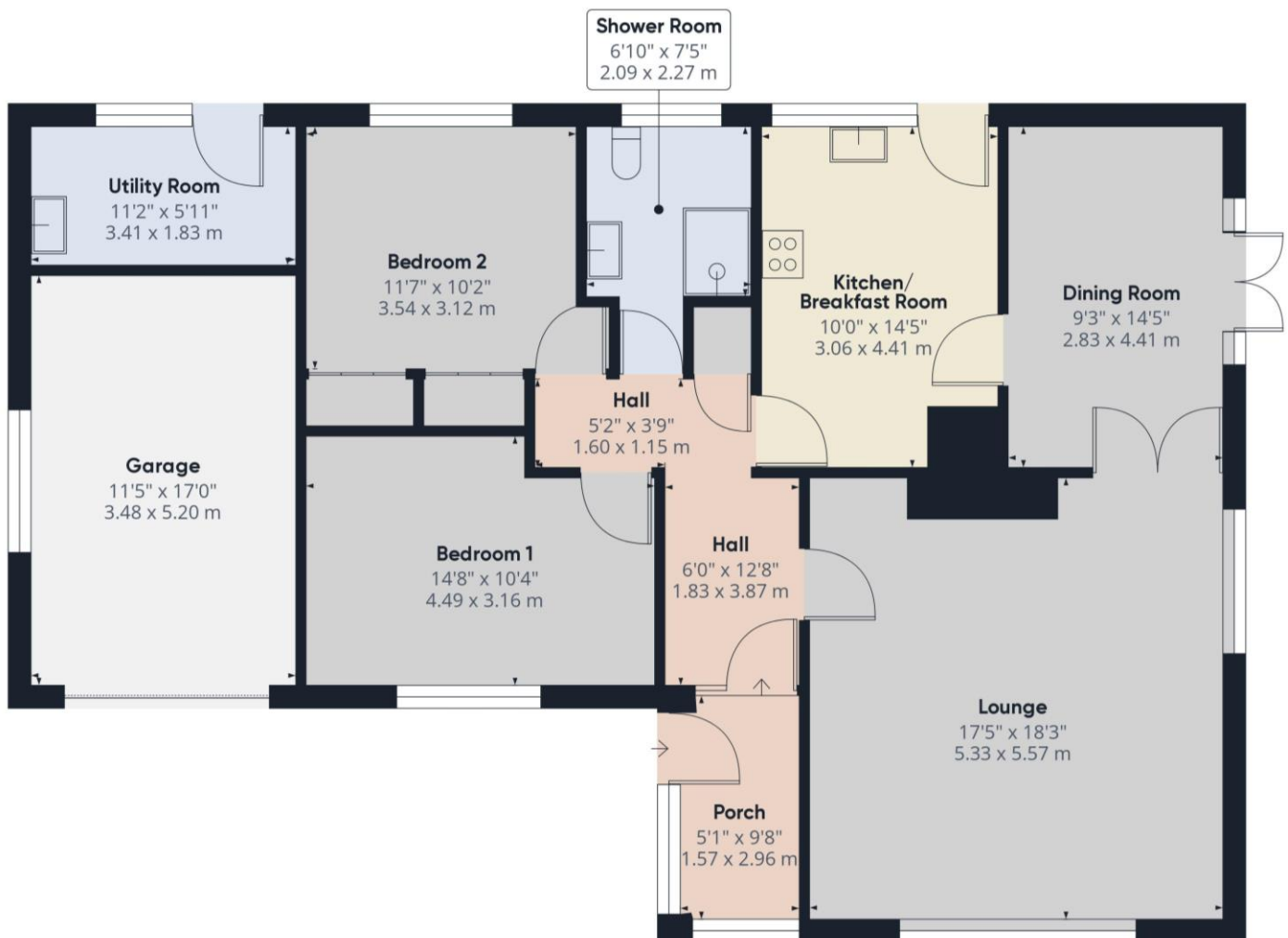
*Situated set back off and above the Carmarthen to St. Clears A40 dual carriageway enjoying a sunny position with views over the surrounding countryside some 2.5 miles west of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoys **ease of access** via 'Ffordd Pendre' to 'Parc Dewi Sant', 'UWTSD' and 'Canolfan yr Egin S4C'.*

The property comprises a very well presented 'L' shaped DETACHED BUNGALOW bordering the countryside that briefly affords: - ENTRANCE PROCH, RECEPTION HALL, LOUNGE, DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, PANTRY CUPBOARD, INNER HALL, BUILT-IN AIRING/LINEN CUPBOARD, SHOWER ROOM, **2 DOUBLE BEDROOMS** - 1 with built-in wardrobes. Front, side and rear lawned gardens. Tarmacadamed entrance drive providing private car parking. OUTSIDE UTILITY ROOM. ADJOINING GARAGE.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £800 per calendar month **inclusive** of **water rates** but **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of **£923.00p** is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.











DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west for St. Clears/Tenby** passing the turnings for Johnstown/Llansteffan and Llanllwch. **Continue for a further half mile approx.** and turn **right across the dual carriageway by the electric sub station.** Travel for **approximately 200 yards back towards Carmarthen** and the **entrance to the property** is the **second turning on the left hand side** after the electricity sub-station **opposite** the Livestock Market and **before** the hamlet of 'Travellers Rest'.

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:** - 2041-2687-9070-1407-0075.

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

COUNCIL TAX: – BAND E. 2024/25 = £2,548.83p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

07.03.2024 - REF: 6771