

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **RURAL VILLAGE COMMUNITY BORDERING THE COUNTRYSIDE.**
- **2 LIVING ROOMS. 2 WC'S. OIL C/H.**
- **PARKING FOR UP TO 2 VEHICLES.**
- **2 MILES PRIMARY SCHOOL AND SHOP AT CYNWYL ELFED.**
- **DETACHED HOUSE. 3 BEDROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SIDE LAWNED GARDEN. EPC - E (53).**
- **10 MILES NORTH OF CARMARTHEN.**
- **LONG TERM PREFERRED.**

Pant y Crug,
Hermon, Cynwyl Elfed
Carmarthen SA33 6SR

RENT - £800
per Calendar Month EXCLUSIVE

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

arta | propertymark
PROTECTED

The Property
Ombudsman

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 - MIDWAY CARMARTHEN AND NEWCASTLE EMLYN

A well presented **3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** situated bordering the countryside fronting on to the **B4333 Cynwyl Elfed to Newcastle Emlyn Road** on the periphery of the rural village community of Hermon some **2 miles north** of the village of Cynwyl Elfed that offers a **Primary School and Village Shop/General Stores/Post Office** and the **A484 Carmarthen to Cardigan Road** approximately **10 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.
The property enjoying **ease of access** to Newcastle Emlyn and Cardigan.

The property comprises a well presented detached house that briefly affords: - ENTRANCE PORCH, CLOAKROOM, LIVING/DINING ROOM, SITTING ROOM, FITTED KITCHEN, SIDE HALL, SEPARATE W/C, UTILITY ROOM, SIDE ENTRANCE PORCH. **FIRST FLOOR** - LANDING, **3 BEDROOMS** (all with fitted wardrobes), BATHROOM with 3 piece suite and separate shower enclosure, AIRING/LINEN CUPBOARD. Side tarmacadamed entrance drive providing private car parking for upto 3 vehicles. Enclosed gated tarmacadamed children's play area. To the other side there is a level lawned garden.

OIL CENTRAL HEATING. PVCu DOUBLE GLAZED WINDOWS.

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

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

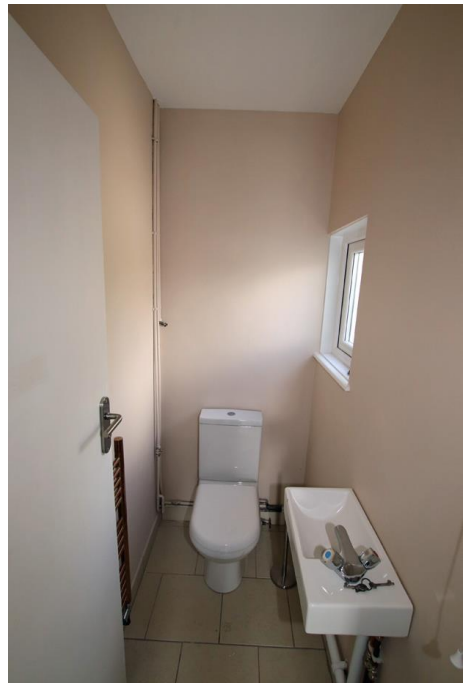
DEPOSIT: - A Deposit of **£923** is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.



First Floor
Approx. 55.4 sq. metres (596.8 sq. feet)



Ground Floor
Approx. 64.0 sq. metres (688.8 sq. feet)







DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn road north** passing through **Bronwydd Arms and Cwmdwyfran**. Upon **entering Cynwyl Elfed** travel over the hump-back bridge **past** the **Village Shop/General Stores/Sub Post Office** and **bear next left onto the B4333 Hermon/Newcastle Emlyn road (signposted)**. Travel for **approximately 2 miles** along this road and upon entering the hamlet of Hermon, **'Pant y Crug'** is the **second property on the left hand side**.

ENERGY EFFICIENCY RATING: - E (53).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8960-7228-1620-9993-8292.

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

COUNCIL TAX: - BAND E 2023/24 = £2,250.28p. **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 Letting Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, that are **not** included in the letting of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

30.09.2023 - REF: 6680