

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **DETACHED DORMER BUNGALOW.**
- **4 BEDROOMS. 2 LIVING ROOMS. BATHROOMS/WC's. GAS C/H.**
- **VIEWS TO REAR TOWARDS CWMOERNANT WOODS.**
- **WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.**
- **FIRST TIME ON THE MARKET SINCE THE MID 1970's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SUNNY SOUTH FACING ENCLOSED PRIVATE REAR GARDEN.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**Applegarth,
No 52 Glynderi, Tanerdy,
Carmarthen SA31 2EX**

£289,950 OIRO
FREEHOLD

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The Property
Ombudsman

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*A most conveniently situated traditionally built (circa. 1970) **4 BEDROOMED DETACHED DORMER BUNGALOW RESIDENCE** having attractive part brick elevations affording **light and airy accommodation** enjoying views to the rear towards 'Cwmoernant Woods' being located towards the beginning of an established residential estate of varying types and designs on a **regular bus route** within walking distance of **Glangwili General Hospital, Tanderdy Petrol Filling Station and Convenience Store** and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the **A40/A484 and A485 trunk roads**. Applicants may be interested to note that there are numerous nearby walks around the reservoir and to and through 'Cwmoernant Woods'.*

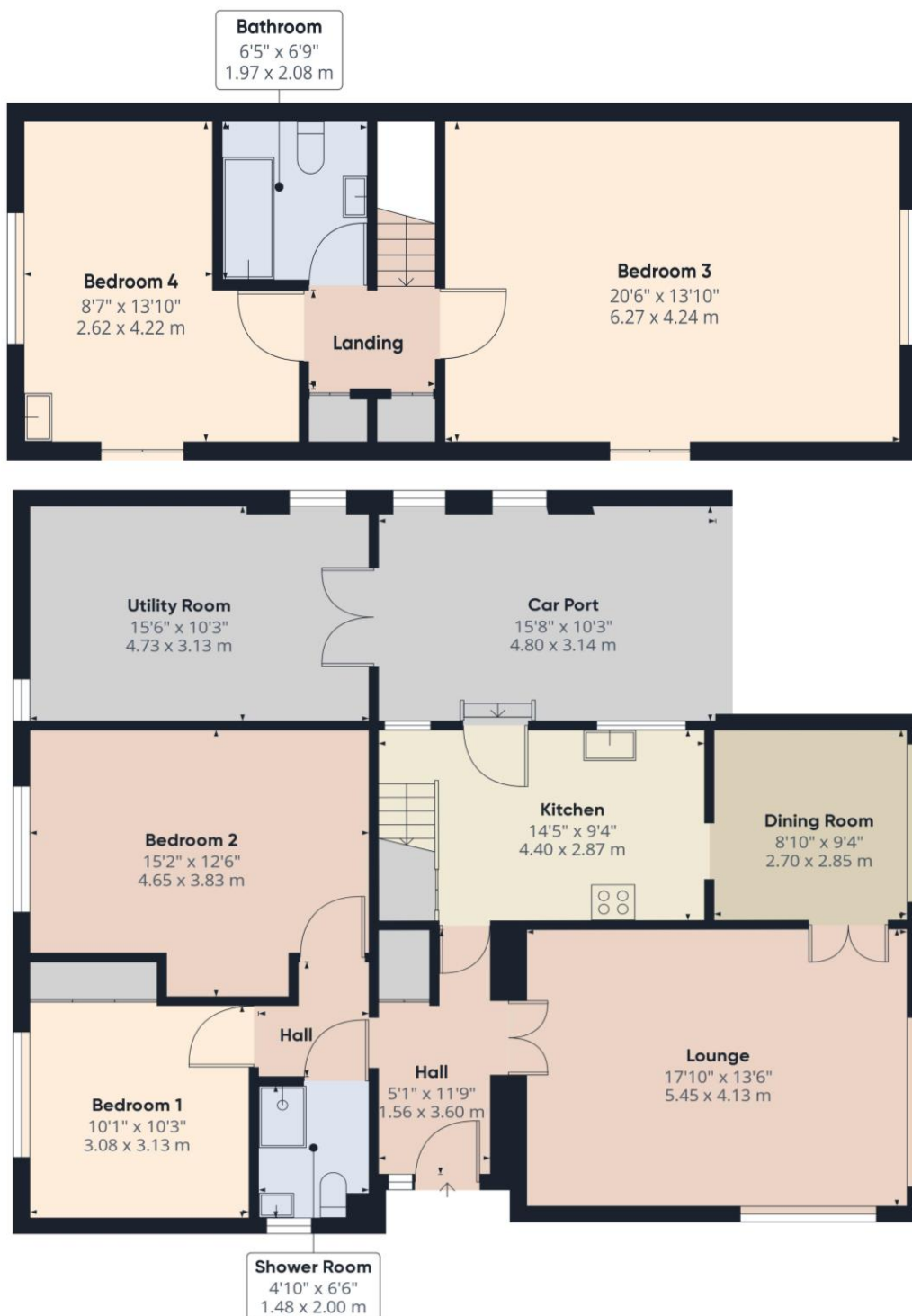
VIEWS TO THE REAR TOWARDS CWMOERNANT WOODS.

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

TEXTURED AND COVERED CEILINGS. PLASTIC FASCIA AND SOFFIT.

CAVITY WALL INSULATION. THE FITTED CARPETS ARE INCLUDED.

Applicants may be interested to note that since 2010 the Kitchen and Shower room fittings have been replaced, new plastic fascia and soffit have been provided and a new central heating boiler was installed in 2023.



RECESSED ENTRANCE PORCH with PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 8' 11" ext. 11' 8" x 5' 2" (2.72m ext. 3.56m x 1.57m) overall with boarded effect laminate flooring. Radiator. Telephone point. 2 Power points. Double doors to the Lounge

FITTED CLOAKS CUPBOARD

LOUNGE 17' 11" x 13' 6" (5.46m x 4.11m) with double aspect. Radiator. Feature fireplace. 2 PVCu double glazed picture windows. 6 Power points. Double doors to

DINING ROOM 9' 5" x 8' 10" (2.87m x 2.69m) with radiator. 3 Power points. PVCu double glazed **picture window** to fore.

FITTED KITCHEN 11' 10" x 9' 3" (3.60m x 2.82m) with tile effect vinyl floor covering. 2 PVCu double glazed windows. Part tiled walls. C/h thermostat control. 10 Power points plus fused point. Understairs storage cupboard. Staircase to first floor. Plumbing for washing machine and dishwasher. Range of fitted base and eye level kitchen units incorporating a sink unit and canopied cooker hood. Mains heat/smoke alarm. PVCu part opaque double glazed door to the Car Port.

INNER HALL with boarded effect laminate flooring.

SHOWER ROOM 8' 8" x 4' 10" (2.64m x 1.47m) with extractor fan. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. PVCu opaque double glazed window. Part tiled walls. Shower enclosure with waterproof panelled walls and plumbed-in shower over.

REAR BEDROOM 1 10' 4" x 10' 2" (3.15m x 3.10m) with 2 power points. Radiator. PVCu double glazed picture window with a **view** towards 'Cwmoernant Woods'. **Built-in wardrobes with central dressing table.**

REAR BEDROOM 2 15' 4" x 10' 4" (4.67m x 3.15m) ext. to 12' 4" (3.76m) into recess suitable for the **provision** of fitted wardrobes. TV point. Radiator. 2 Power points. PVCu double glazed picture window with a **view** towards Cwmoernant Woods. Telephone point.

FIRST FLOOR

LANDING with mains smoke alarm. Access to loft space. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD OFF with 2 doors.

FRONT BEDROOM 3 20' 7" x 13' 11" (6.27m x 4.24m) with radiator. Telephone point. 4 Power points. PVCu double glazed picture window. **Access to large eaves storage area off to either side.**



BATHROOM 6' 10" x 6' 5" (2.08m x 1.95m) with fully tiled walls. Vinyl floor covering. Skylight. Radiator. Wall light with shaver point. 3 Piece coloured suite comprising enamelled bath, WC and pedestal wash hand basin.

REAR BEDROOM 4 13' 11" x 12' 6" (4.24m x 3.81m) overall 'L' shaped plus eaves storage off. Radiator. PVCu double glazed window with a **view** towards Cwmoernant Woods. 4 Power points. Pedestal wash hand basin with splashback. Wall light with shaver point.

EXTERNALLY

Tarmacadamed entrance drive providing ample private car parking and which leads to the Car Port. Established walled lawned front garden with herbaceous borders. Pathway to one side. Sunny south facing rear mainly lawned garden that enjoys a good degree of privacy. Side garden. **OUTSIDE LIGHT** and **WATER TAP**.

CAR PORT 15' 8" x 9' 10" (4.77m x 2.99m) with double doors to

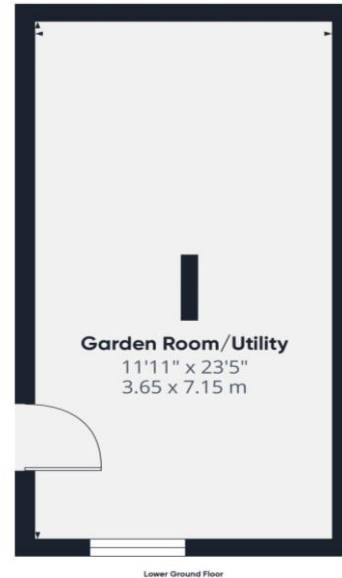
UTILITY ROOM 15' 7" x 10' 3" (4.75m x 3.12m) with 2 PVCu opaque double glazed windows. 2 Power points. Cupboard housing the electricity consumer unit. 'Baxi' wall mounted gas fired central heating boiler.

GARDEN STORE ROOM 23' 6" x 11' 11" (7.16m x 3.63m) with PVCu double glazed window. Plumbing for washing machine. Sink unit. 4 Power points. 6' (1.83m) Ceiling height.

GREENHOUSE







DIRECTIONS: - From **Carmarthen town centre** travel along '**Priory Street**' **past** the 'Amphitheatre' and through '**Abbey Mead**' passing '**Tanerdy**' **petrol filling station and convenience store** and **turn next left before 'Tanerdy Lodge'**. Continue up the hill and **turn first left into 'Glynderi'**. Travel **past** the left hand turning for '**Penybanc**' and the property will be found a **little further along on the left hand side**.

ENERGY EFFICIENCY RATING: - C (74).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2548-1010-8202-4419-0204.

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

COUNCIL TAX: - BAND E 2024/25 = £2,561.80p. **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

17.04.2024 - REF: 6800