

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- MODERN DETACHED BUNGALOW.
- NO FORWARD CHAIN.
- CONSERVATORY. GAS C/H.
- WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- FIRST TIME ON THE OPEN MARKET.
- 3 BEDROOMS. 2 SHOWER ROOMS/WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- 2 MILES CARMARTHEN TOWN CENTRE.

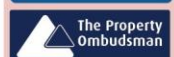
No 37 Elder Grove
Llangunnor
Carmarthen SA31 2LQ

£239,950 OIRO
FREEHOLD

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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.

A well presented traditionally built (1976) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** set slightly back off and above the road situated on a quiet small cul-de-sac that forms part of the larger overall development of varying types and designs within a short walk of the bus stop, is within walking distance of the local shop (Brynmeurig Stores) and is located some 2 miles 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 the 'Dyfed/Powys Police Headquarters, the A40/A48 trunk roads and businesses/shops on 'Parc Pensarn' as well as 'Morrisons' Supermarket.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

CAVITY WALL INSULATION (installed 1983). TEXTURED CEILINGS - SOME COVERED.

8' (2.44m) CEILING HEIGHTS. THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

A VIEW FROM THE FRONT OF THE PROPERTY IS ENJOYED OVER CARMARTHEN.



ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

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

COUNCIL TAX: - BAND D 2023/24 = £1836.27p. **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.

ENTRANCE HALL 10' (3.05m) in depth 'L' shaped with ceramic tiled floor. Dado rail. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights and opaque double glazed side screen to outside. PVCu opaque double glazed window. Glazed door to the Living room.

BUILT-IN CUPBOARD OFF 3' (0.91m) in depth with double louvre doors. 1 Power point.

LIVING ROOM 18' 10" x 13' 2" (5.74m x 4.01m) with PVCu double glazed bow window. Radiator. 2 Wall light fittings. Feature stone fireplace with marble effect hearth and TV/display shelving to one side. 4 Power points. TV and telephone points. C/h thermostat control. 7' 4" (2.24m) wide feature archway to the Dining Hall. Glazed door to

FITTED KITCHEN/BREAKFAST ROOM 11' 1" x 9' 5" (3.38m x 2.87m) overall with ceramic tiled floor. Part tiled walls. Recessed downlighting. PVCu double glazed tilt 'n turn window with a view towards 'Tanerdy'. PVCu opaque double glazed door to side/rear. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a sink unit with water purifier tap, glazed display units, 'Neff' ceramic hob, cooker hood and 'Neff' electric oven. 13 Power points. Plumbing for washing machine.

FITTED AIRING/LINEN CUPBOARD with slatted shelving. Radiator.

DINING HALL 9' 3" x 8' 10" (2.82m x 2.69m) overall slightly 'L' shaped with radiator. 3 Power points. Opaque glazed double doors and side screens to

INNER HALL with full length mirror. Boarded effect vinyl floor covering. Telephone point. 2 Power points. Access to loft space. Feature stained glass/leaded window.

REAR BEDROOM 1 13' x 9' 7" (3.96m x 2.92m) with boarded effect vinyl floor covering. Radiator. PVCu double glazed picture window overlooking the rear garden. 3 Power points.

REAR BEDROOM 2/STUDY 9' 11" x 6' 11" (3.02m x 2.11m) with boarded effect vinyl floor covering. Radiator. 3 Power points. TV point. Sliding double glazed patio door to

CONSERVATORY 10' 9" x 8' 8" (3.27m x 2.64m) with ceramic tiled floor. Radiator. 4 Power points. Half PVCu double glazed on a dwarf wall under a polycarbonate roof. PVCu part double glazed door to rear. PVCu double glazed double doors to the side courtyard.

REAR BEDROOM 3 10' x 9' 10" (3.05m x 2.99m) with boarded effect vinyl floor covering. Radiator. PVCu double glazed window overlooking the rear garden. 2 Power points. Folding door to



EN-SUITE SHOWER ROOM 6' 8" x 5' 11" (2.03m x 1.80m) 'L' shaped with ceramic tiled floor. Fully tiled walls. 2 PVCu opaque double glazed windows. 2 Piece suite comprising pedestal wash hand basin and WC. Shaver point. Radiator. Recessed downlighting. Tiled shower enclosure with plumbed-in shower over and folding shower door.



SHOWER ROOM 7' 10" x 5' 5" (2.39m x 1.65m) with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. Wall light with shaver point. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Shower enclosure and drying area with plumbed-in shower over and shower screen.

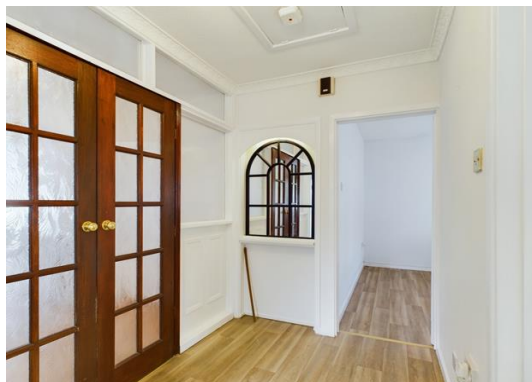


EXTERNALLY

Walled lawned front garden with decorative stoned borders and a brick paved path. Concreted entrance drive providing private car parking that leads to the garage. Side pathway accessing a small gated, concrete courtyard with raised decorative stoned beds. There is to the other side a pathway off the Kitchen that leads to the rear garden. Raised rear paved/decoratively stoned garden with patio area.



GARAGE 17' 5" x 7' 11" (5.30m x 2.41m) with water tap. Up and over garage door. 4 Power points. 'Vaillant' wall mounted gas fired central heating boiler. Gas meter.







DIRECTIONS: - From **Carmarthen town centre** travel **over** 'Towy Bridge' and **straight across** the **roundabout towards 'Pensarn'** passing 'ATS' and the 'Royal Mail Sorting Office'. Travel **under** 'Pont Pensarn' and up 'Babell Hill' and **turn second left** into 'Blaengwastod/Login Road' - **signposted**. Continue along 'Blaengwastod Road' and having **passed** the turning for 'Llygad Yr Haul' **turn next left** into 'Elder Grove'. **Travel down to the bottom of the estate** and **turn right** into the cul-de-sac and the property is the **third on the right hand side**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

28.09.2023 - REF: 6675