

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- **IMPRESSIVE DETACHED FAMILY RESIDENCE.**
- **OVERLOOKING CONFLUENCE OF 'GWILI' AND 'TOWY' RIVERS AT REAR/SIDE.**
- **3 BATHROOMS. OPEN PLAN STUDIO FLAT.**
- **DOUBLE GARAGE. AMPLE CAR PARKING. SMALL PRIVATE CUL-DE-SAC.**
- **THIRD ACRE LAWNED GARDEN AND GROUNDS BOUNDED BY A COPSE.**
- **4 DOUBLE BEDROOMS. 2 LIVING ROOMS. 3 WC's. GAS C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE VILLAGE OF ABERGWILI, GLANGWILI HOSPITAL AND CARMARTHEN TOWN CENTRE.**

Stornoway
Abergwili Road
Carmarthen SA31 2HH

£560,000 OIRO
FREEHOLD

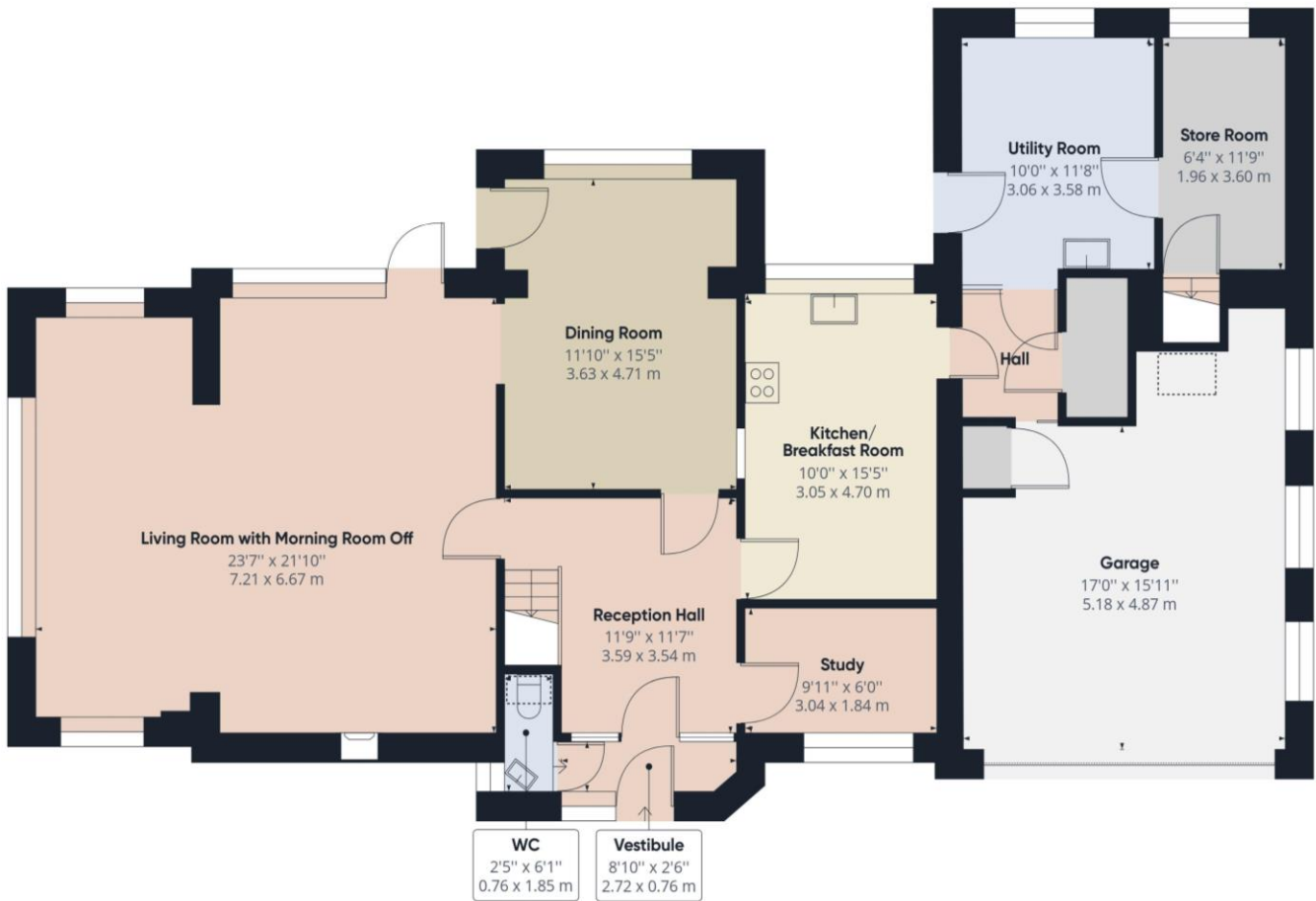
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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever 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.



*An impressive most conveniently situated individually built (1961/62) **4 DOUBLE BEDROOMED/2 RECEPTIONED ROOMED DETACHED FAMILY RESIDENCE** having an attractive part brick facade affording spacious light and airy accommodation incorporating a **1 BEDROOMED OPEN PLAN STUDIO FLAT** set in gardens and grounds of **0.75 OF AN ACRE** at the head of a **small private cul-de-sac** (5 properties) set back off and above 'Abergwili Road' **overlooking** at the rear and side the **confluence** of the Rivers Gwili and Towy being located within a **level walking distance** of the Ambulance Station, 'Glangwili General Hospital', village of Abergwili and the readily available facilities and services at the centre of the County and Market town of Carmarthen that is **approximately 1 mile distant**. The property enjoying **ease of access** to the A40/A48/A484 and A485 trunk roads.*

Applicants should note that the property has been extended at the rear and to either side in the 1970's and 1980's and we are informed was re-roofed in the 1990's.

VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE LOWER TOWY VALLEY AND CARMARTHEN TOWARDS 'YSTRAD WOODS' AND IN EASTERLY DIRECTION OVER ABERGWILI TOWARDS 'MERLINS HILL' AND ON A CLEAR DAY 'THE BLACK MOUNTAINS' IN THE DISTANCE.

GAS C/H with some radiators thermostatically controlled supplemented by electric convector heaters.

PVCu DOUBLE GLAZED WINDOWS. CHARACTER FEATURES including **OAK STRIP FLOORING.**

SMOOTH SKIMMED CEILINGS - some coved. 8' 8" CEILING HEIGHT to the Ground Floor.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

THE FITTED CARPETS ARE INCLUDED.

ENTRANCE VESTIBULE with terrazzo tiled floor. PVCu opaque double glazed entrance door and side screen to outside. Cloak hooks. Opaque single glazed door and side screen to the Reception Hall. Door to

SEPARATE WC with terrazzo tiled floor. Radiator. Half tiled walls. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC.

RECEPTION HALL 11' 11" x 11' 8" (3.63m x 3.55m) with telephone point. Oak strip floor. Radiator. Staircase to First Floor with oak handrail and spindles. Wall mounted 'Dimplex' electric heater. 2 Power points. 2 Wall light fittings.

STUDY 10' x 6' (3.05m x 1.83m) with radiator. Wall mounted 'Dimplex' electric heater. PVCu double glazed window. Telephone point. 4 Power points.

FITTED KITCHEN/BREAKFAST ROOM 15' 5" x 10' (4.7m x 3.05m) with vinyl tiled floor. 2 Radiators. 'Xpelair'. PVCu double glazed window overlooking the rear garden. Part tiled walls. Gas cooker point. Plumbing for dishwasher. Serving hatch to the Dining Room. 12 Power points. Range of fitted base and eye level kitchen units incorporating a double drainer sink unit. Opaque glazed door to

SIDE HALL with terrazzo tiled floor. Matwell. Fitted shelving. Sliding door to the Integral Garage. Glazed door to the Utility Room.



WALK-IN PANTRY CUPBOARD OFF with fitted shelving. Tiled walls and floor.

UTILITY ROOM 11' 9" x 10' (3.58m x 3.05m) with tiled floor. Radiator. PVCu double glazed window. Plumbing for washing machine. PVCu double glazed door to rear. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit. 6 Power points plus fused points. Opaque glazed door to

STORE ROOM 11' 3" x 6' 6" (3.43m x 1.98m) with tiled floor. PVCu double glazed window. Fitted shelf. Radiator. C/h timer control. 6 Power points. Opaque glazed door and staircase giving access to the First Floor Studio Flat.

DINING ROOM 15' 6" x 11' 11" (4.72m x 3.63m) with 3 wall light fittings. Double aspect. Radiator. PVCu double glazed picture window overlooking the rear garden. PVCu double glazed door to the rear paved sun terrace. 8 Power points. Serving hatch to the Kitchen. Wall mounted 'Dimplex' electric heater. 3' 11" (1.19m) archway to

LIVING ROOM 21' 11" x 14' 4" (6.68m x 4.37m) with oak strip flooring. Feature brick fireplace with tiled hearth and fitted book shelving to either side incorporating a 'Saey' wood burning room heater. Radiator. PVCu double glazed picture window overlooking the rear garden. 4 Wall light fittings. 9 Power points. Wall mounted 'Dimplex' electric heater. PVCu double glazed door to the rear paved sun terrace. **14' 6" (4.42m) wide opening to**

MORNING ROOM 19' 7" x 8' 6" (5.96m x 2.59m) with triple aspect. 3 Radiators. 8 Power points.

FIRST FLOOR - 7' 11" (2.41m) Ceiling heights

GALLERIED STYLE LANDING 12' 7" x 11' 10" (3.83m x 3.6m) with radiator. Wall mounted 'Dimplex' electric heater. 1 Power point. PVCu double glazed window to fore. **Pull down counter balanced loft ladder to the Attic Games Room.**

BUILT-IN AIRING/LINEN CUPBOARD OFF 4' 5" (1.35m) in depth with fitted slatted shelving. Hot water cylinder.

SEPARATE WC with tile effect flooring. Part tiled walls. PVCu opaque double glazed window. Radiator. WC in white.

BATHROOM 10' x 6' (3.05m x 1.83m) with shaver point. Radiator. PVCu opaque double glazed window. Wall light. Part tiled walls. 2 Piece suite in white comprising enamelled bath and pedestal wash hand basin. Part tiled shower enclosure with plumbed-in shower over.

REAR BEDROOM 1 11' 8" x 10' (3.55m x 3.05m) plus built-in double wardrobe with cupboard over. Radiator. PVCu double glazed picture window with a **view** over the rear garden and Lower Towy Valley. Fitted floor cupboards incorporating a wash hand basin with tiled splashback. 3 Wall light fittings. 3 Power points.



REAR BEDROOM 2 11' 8" x 10' (3.55m x 3.05m) plus built-in double wardrobe with cupboards over. 3 Power points. Radiator. Interconnecting door with Master Bedroom 3. 2 Wall light fittings.

INNER LANDING with door to Bedroom 4 and

MASTER BEDROOM 3 14' 4" x 11' 9" (4.37m x 3.58m) overall with 2 wall light fittings. Radiator. Interconnecting door with Bedroom 2. 3 Power points. Fitted floor-to-ceiling double wardrobes with cupboards over. PVCu double glazed window overlooking the rear garden enjoying a view over the Lower Towy Valley and Carmarthen towards 'Ystrad Woods'. Double louvre doors to

DRESSING ROOM/EN-SUITE SHOWER ROOM 9' 11" x 8' 6" (3.02m x 2.59m) with double aspect. Radiator. 2 PVCu double glazed windows with views. Wall light. Wash hand basin with fitted storage cupboard beneath and tiled splashback. Part tiled shower enclosure with electric shower over and double shower doors. 4 Power points. 2 Wall light fittings.

FRONT BEDROOM 4 12' 3" x 9' 10" (3.73m x 2.99m) plus built-in wall-to-wall/floor-to-ceiling fitted wardrobes with double doors and cupboards over. Fitted shelving. Radiator. 2 Wall light fittings. 3 Power points. 5' 6" (1.68m) wide opening to

DRESSING ROOM 9' 11" x 8' 6" (3.02m x 2.59m) with double aspect. 2 Radiators. 5 Power points. 3 Wall light fittings. Wall light. 2 PVCu double glazed windows with views. Wall mounted electric convector heater. Wash hand basin with fitted storage cupboard beneath and tiled splashback.

APPROACHED FROM THE GROUND FLOOR STORE ROOM OFF THE UTILITY ROOM a staircase leads to

STUDIO FLAT comprising: -

OPEN PLAN LIVING/DINING ROOM/KITCHEN 15' 2" ext. to 16' 8" x 12' 10" (4.62m ext. to 5.08m x 3.91m)

plus eaves. 4 Double glazed velux windows. Radiator. 6 Power points. Sloping ceiling. Part tiled walls. 4 Spotlight fittings. Range of fitted base kitchen units incorporating a sink unit. Tile effect flooring to the Kitchen area. Opening and two steps down to

BEDROOM 13' 4" x 11' 10" (4.06m x 3.6m) plus eaves storage off. Double aspect. Double glazed velux window. Radiator. 8 Power points. Sloping ceiling.

SHOWER ROOM with fully tiled walls. Tile effect flooring. Wall light with shaver point. Double glazed window. 2 Piece suite in white comprising pedestal wash hand basin and WC. Shower enclosure with double doors and electric shower over.

ATTIC/GAMES ROOM 37' 3" x 12' 1" (11.35m x 3.68m) plus eaves storage off. Approached via a counter balanced pull-down ladder. Wall mounted 'Dimplex' electric heater. 2 Radiators. 2 Power points. 5 Double glazed velux windows with views. Boarded floor. Cold water tank. 7' 4" (2.23m) Ceiling height. Opening to



STORE ROOM 10' 6" x 8' 6" (3.20m x 2.59m) plus eaves storage off. Radiator. Double glazed velux window. PVCu double glazed window with a **view** over the River Gwili and Abergwili towards 'Cystanog Woods', 'Merlin's Hill' and on a clear day 'The Black Mountains' in the distance. 3 Power points.

EXTERNALLY

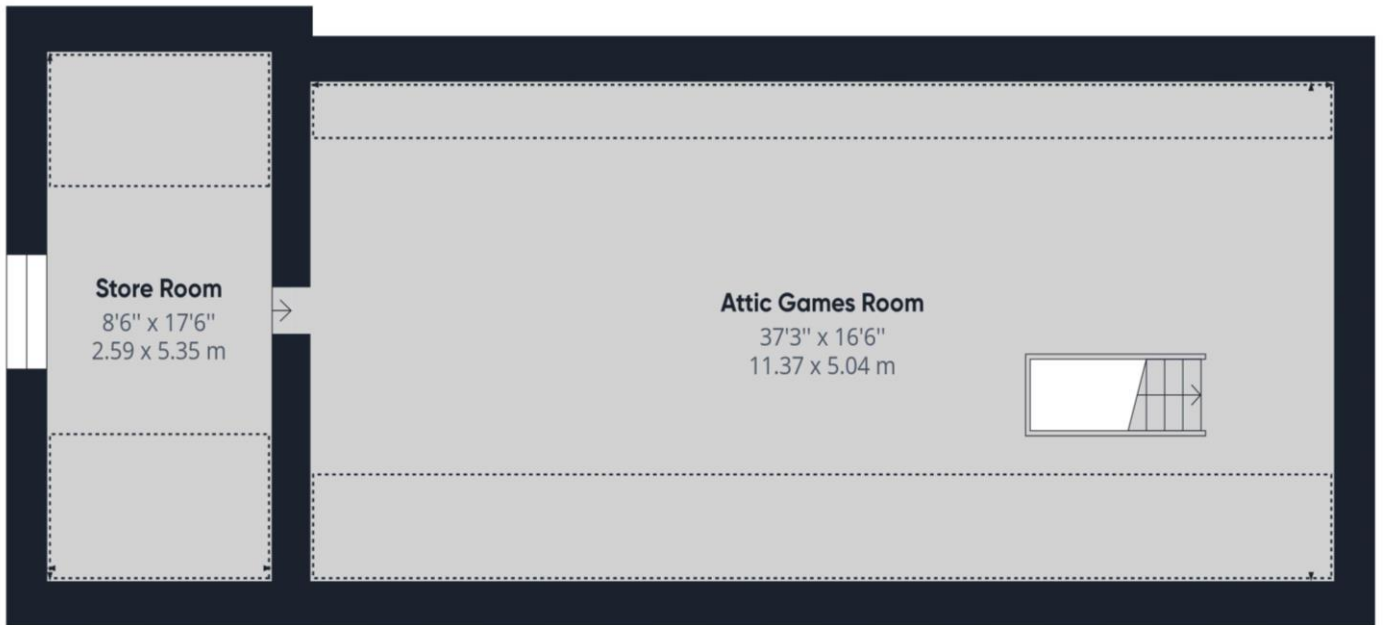
The property is situated at the head of a small private cul-de-sac and occupies level **gardens** of approximately a third of an acre with **in addition** a wooded sloping copse to one side and the rear and therefore the residence occupies overall gardens and grounds **of approximately 0.75 of an acre** that incorporate a brick walled tarmacadamed entrance drive and opposite the entrance to the Garage is a tarmacadamed parking bay. Lawned gardens to the front and one side. Pathway to the other side. There is to the rear a level lawned garden that extends for a depth of **approximately 100' (30.46m)** and incorporates/is bounded by mature trees. Paved sun terrace. **The rear garden enjoying a sunny southerly aspect. The gardens enjoy a good degree of privacy. OUTSIDE LIGHT, WATER TAP AND POWER POINT. GARDEN STORE SHED.**

INTEGRAL DOUBLE GARAGE 21' 9" x 16' 10" (6.62m x 5.13m) overall 'L' shaped with 3 single glazed windows to side. Electric heater and consumer unit. Water tap. Sliding garage door. **Wall mounted gas fired central heating boiler.** 2 Power points. Fitted cupboards.











DIRECTIONS: - From **Carmarthen town centre** travel along 'Priory Street' and 'Abbey Mead' **passing** 'Tanerdy' Petrol Filling Station and Convenience Store to the **roundabout**. Take the **second exit** onto 'Abergwili Road' travelling **past** the Ambulance Station and **over the fly-over passing** 'Chris Thomas & Sons' Fruiterers. Travel for a **little further along** and **turn right** into a **small private cul-de-sac opposite** and **just before** the left hand turning for 'Cnwc Y Gwili' and the property will be found at the **head of this small private cul-de-sac**.

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 G. 2023/24 = £ 3,236.73p. *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

12.10.2023 - REF: 6684