

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **DOUBLE FRONTED DETACHED HOUSE.**
- **2 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **STONE ANNEXE AT REAR SUITABLE FOR CONVERSION - STP.**
- **CLOSE TO LOCAL SHOP/POST OFFICE AND PRIMARY SCHOOL.**
- **SPACIOUS 3 DOUBLE BEDROOMED ACCOMMODATION.**
- **BOX ROOM/NURSERY. UTILITY ROOM.**
- **2 BUILDING PLOTS AND 2.5 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION.**
- **7 MILES CARMARTHEN. 9 MILES NEWCASTLE EMLYN AND LLANDYSUL.**

**Green Hill**  
**Cynwyl Elfed**  
**Carmarthen SA33 6TS**

**£285,000** OIRO  
**FREEHOLD**

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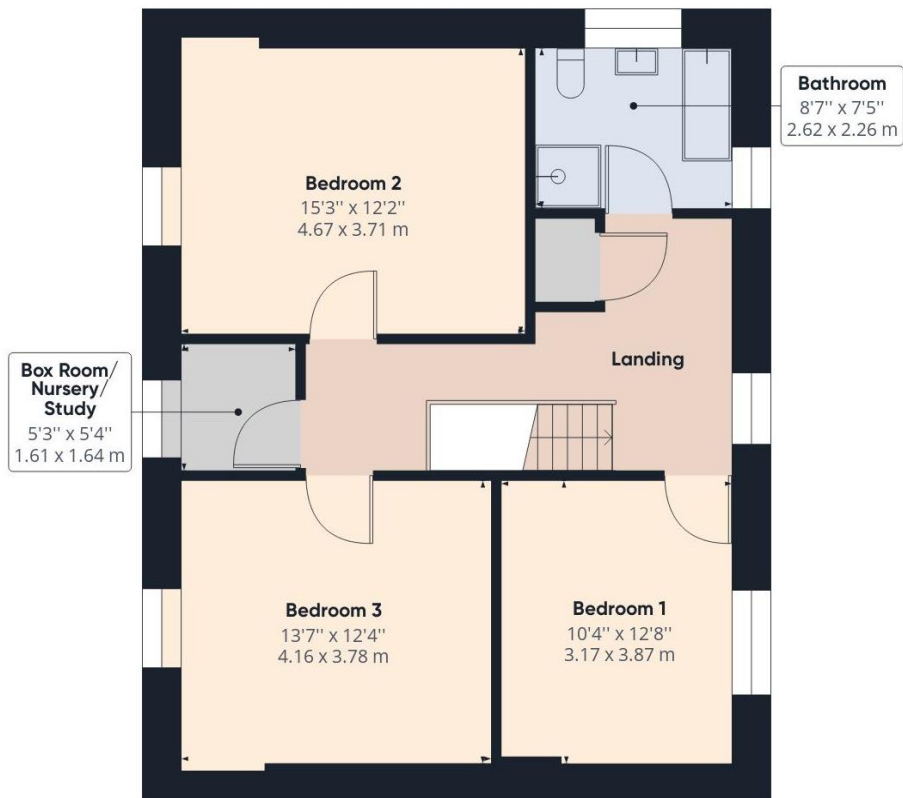
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



**Ground Floor**



**Floor 1**

*A conveniently situated well presented double fronted **3 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** with **large walled garden and parking at rear** situated bordering the countryside towards the periphery of the village community of Cynwyl Elfed that offers a Convenience Store/Post Office and Primary School and which in turn is located **amidst the Duad River Valley on the A484 Carmarthen to Newcastle Emlyn road within 3.5 miles of Carmarthen Golf Club**, is within **7 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is located some **9 miles south of the Teifi Valley towns of Llandysul and Newcastle Emlyn.***

**NO FORWARD CHAIN. OIL C/H** with thermostatically controlled radiators.

**'GEORGIAN' style PVCu DOUBLE GLAZED WINDOWS.**

**PAINTED WHITE PANELLED INTERNAL DOORS. SMOOTH SKIMMED AND COVED CEILINGS.**

**PLASTIC FASCIAS. THE FITTED CARPETS ARE INCLUDED.**

**RECEPTION HALL 9' 9" (2.97m) in depth** with wood block effect flooring to a 'herringbone' design. Radiator. Recessed downlighting. Staircase to first floor. Smoke alarm. 2 Power points. Electric meter cupboard. PVCu part opaque double glazed entrance door.

**LIVING ROOM 14' 3" x 13' 10" (4.34m x 4.21m)** with radiator. PVCu double glazed window to fore. Recessed downlighting. TV point. 7 Power points. Feature marble fireplace with pine surround and mantle over.

**DINING ROOM 13' 8" x 12' 10" (4.16m x 3.91m)** with TV point. Wood block effect flooring to a 'herringbone' design. Recessed downlighting. Radiator. PVCu double glazed window to fore. TV and telephone points. 8 Power points. **8' 10" (2.69m) wide opening to**

**FITTED KITCHEN 12' 10" x 8' 9" (3.91m x 2.66m)** with wood block effect flooring to a 'herringbone' design. PVCu double glazed window. Smoke alarm. Fitted wood shelving. Recessed downlighting. Upright panel heater. 8 Power points plus fused points. Range of fitted base and eye level kitchen units with granite worksurfaces, upstands and splashback incorporating a 1.5 bowl sink unit, 'Neff' electric oven, pull-out larder unit, integrated 'Neff' dishwasher, fridge, 'Neff' ceramic hob and canopied cooker hood. Door to

**REAR HALL 10' (3.05m) in depth** with wood block effect flooring to a 'herringbone' design. Radiator. Recessed downlighting. PVCu part opaque double glazed door to rear. C/h thermostat control. Understairs storage cupboard with flooring to match.

**UTILITY ROOM 14' x 8' 8" (4.26m x 2.64m) overall 'L' shaped** with terrazzo tiled floor. Radiator. Recessed downlighting. Cloak hooks. 5 Power points. PVCu double glazed window to side. C/h timer control. Range of fitted base and eye level kitchen units incorporating a sink unit. 'Grant' oil fired central heating boiler. Plumbing for washing machine.



**WET ROOM/WC 6' 8" x 3' (2.03m x 0.91m)** with patterned tiled floor. 2 Piece suite in white comprising wash hand basin and WC. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. Plumbed-in shower.

## **FIRST FLOOR**

**GALLERIED style LANDING 18' 11" x 10' 11" (5.76m x 3.32m)** overall 'L' shaped with radiator. PVCu double glazed window with a rural view. 4 Power points. Access to loft space. Recessed downlighting. Smoke alarm.

**BUILT-IN AIRING CUPBOARD** with slatted shelving. Radiator.

**FRONT BEDROOM 1 12' 9" x 10' 5" (3.88m x 3.17m)** with radiator. PVCu double glazed window with a view. 6 Power points. TV point.

**FAMILY BATHROOM 8' 7" x 7' 3" (2.61m x 2.21m)** with fully tiled walls. Ceramic tiled floor. 2 PVCu double glazed windows. Chrome towel warmer ladder radiator. Recessed downlighting. Extractor fan. 3 Piece suite in white comprising panelled bath, wash hand basin with fitted cupboard beneath and WC. Shower enclosure with plumbed-in rainhead shower over and shower door.

**FRONT BEDROOM 2 15' 6" x 12' 2" (4.72m x 3.71m)** plus recess. PVCu double glazed window. Radiator. 6 Power points.

**BOX ROOM/NURSERY/STUDY 5' 5" x 5' 3" (1.65m x 1.60m)** with radiator. PVCu double glazed window to fore. 4 Power points. Telephone point.

**FRONT BEDROOM 3 13' 9" x 12' 5" (4.19m x 3.78m)** plus recess with TV point. PVCu double glazed window. Radiator. 6 Power points.

## **EXTERNALLY**

Dwarf brick walled/pillared paved forecourt. There is to one side a hardcored entrance drive that leads past the house to the rear where there is ample private car parking and turning. There is to the other side a **7'6" (2.29m) wide gated hardcored pathway**. Rear part stone walled paved/brick paved sun terrace and hardstanding area with slate steps up to the rear entrance door. **Beyond the hardcored parking area is a walled former vegetable garden that measures approximately 110' x 45' (33.50m x 13.71m).** **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.**

**ANNEXE 27' 3" x 12' 2" (8.30m x 3.71m)** Stone built with power and lighting. Boarded effect flooring. Vaulted ceiling with exposed beams. Radiator. 3 PVCu double glazed windows. PVCu part opaque double glazed entrance door. PVCu double glazed double French doors. *This building is ideally suited for conversion to a 'Granny Flat' subject to the necessary consents being obtained or for use as a Home Office/Studio/Consulting Room.*

## **GARDEN STORE SHED**







## AVAILABLE BY SEPARATE NEGOTIATION: -

**2 ADJOINING BUILDING PLOTS (EDGED BLUE ON PLAN)** located to the north of 'Green Hill' fronting the main road and measuring approximately 95' av. x 115' av. (28.93m av. x 35.03m av.) having the benefit of Outline Planning Permission for the siting of two dwellings under Planning Reference Number PL/03130 - a copy of which is obtainable of the Agents. **GUIDE PRICE - £150,000 ono.**

**THE LAND EDGED IN GREEN ON THE PLAN IS ALSO AVAILABLE BY SEPARATE NEGOTIATION** and comprises a **2.5 ACRE FIELD** (OS No. 3958 pt. of) located immediately to the rear of 'Green Hill' and the proposed building plots on the plan that is level to gently sloping being laid to pasture enjoying a sunny southerly aspect and is bounded on its southern side by the Afon Duad and which has access to the roadway adjacent to 'St. Cynwyl's Church'. **GUIDE PRICE - £50,000 ono.**





**ENERGY EFFICIENCY RATING:** - E (40)

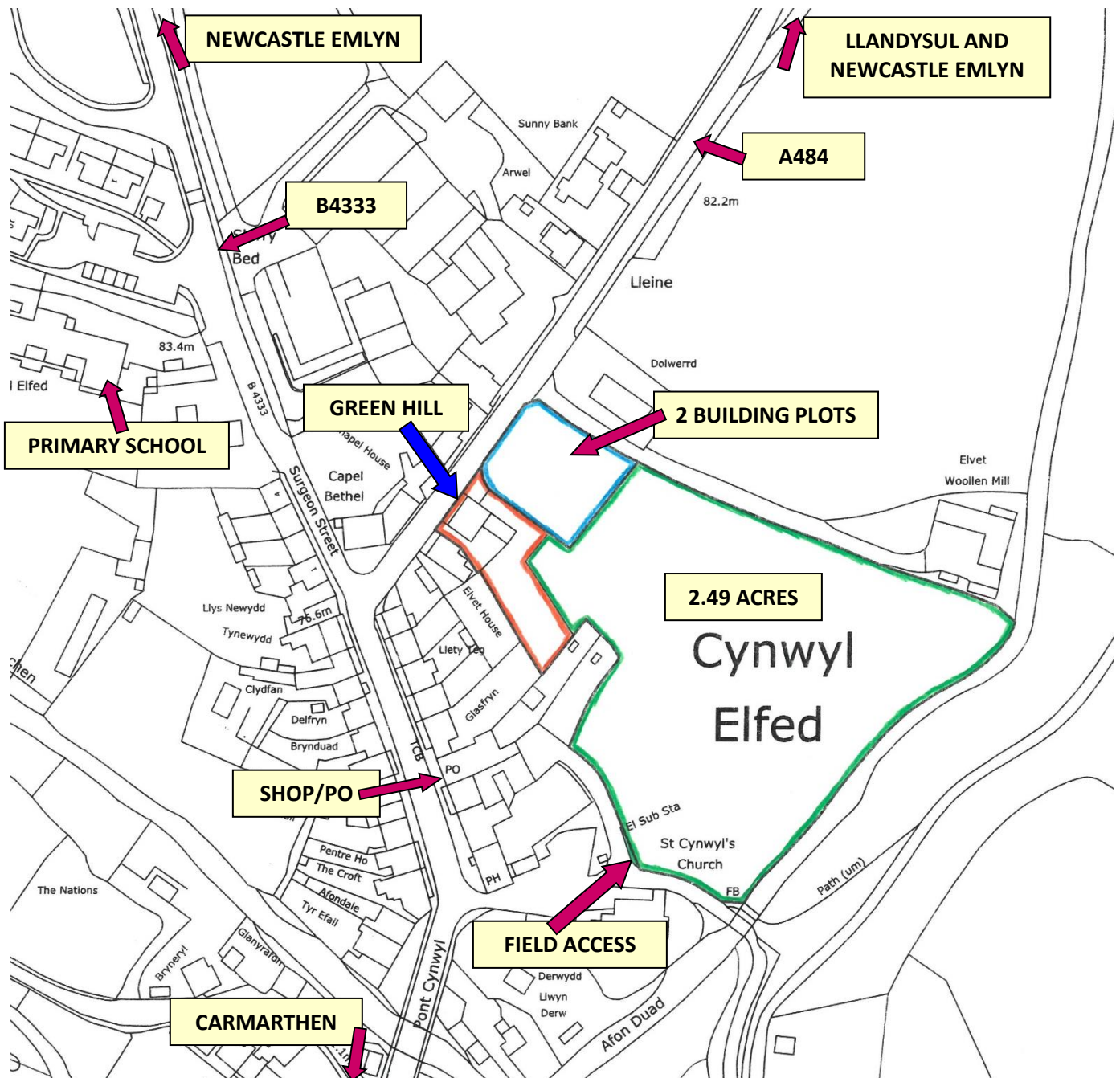
**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 3639-9321-1000-0725-9206.

**SERVICES:** - Mains electricity, water and 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.





**THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - Travelling from **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn Road north** passing **through** the villages of **Bronwydd Arms, Cwmdwyfran and Pentre Morgan**. Upon entering **Cynwyl Elfed** travel over the **humpback bridge past** the **Village Shop/Post Office** and as you go around the **right hand bend** the property is the **last but one** on the **right hand side**.

**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

27.09.2023 - REF: 6662