

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **NEW DETACHED FAMILY RESIDENCE.**
- **SPACIOUS FAMILY ACCOMMODATION BUILT TO A HIGH SPECIFICATION.**
- **10 YEAR NHBC. OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE CENTRE OF LLANGADOG.**
- **MIDWAY LLANDEILO AND LLANDOVERY.**
- **SMALL QUIET HAMLET BORDERING THE COUNTRYSIDE.**
- **4/5 BEDROOMS. FITTED KITCHEN/ DINING ROOM. 3 BATHROOMS. 4 WC's.**
- **INTEGRAL DOUBLE GARAGE WITH SCOPE-STP.**
- **AMIDST CONFLUENCE OF THE 'BRAN,' 'SAWDDE' AND 'TYWI' RIVER VALLEYS.**

New House at Felindre
Llangadog
Carmarthenshire SA19 9BU

£395,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

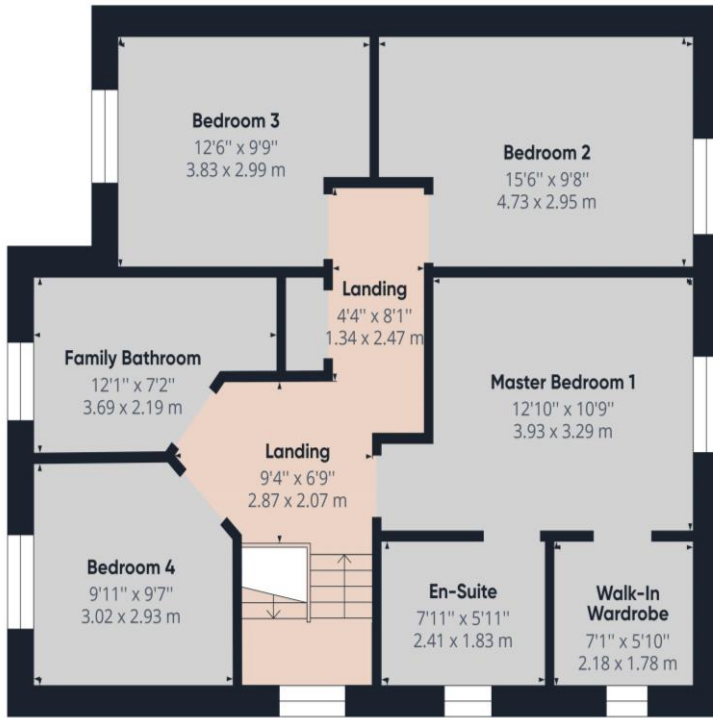
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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PROTECTED

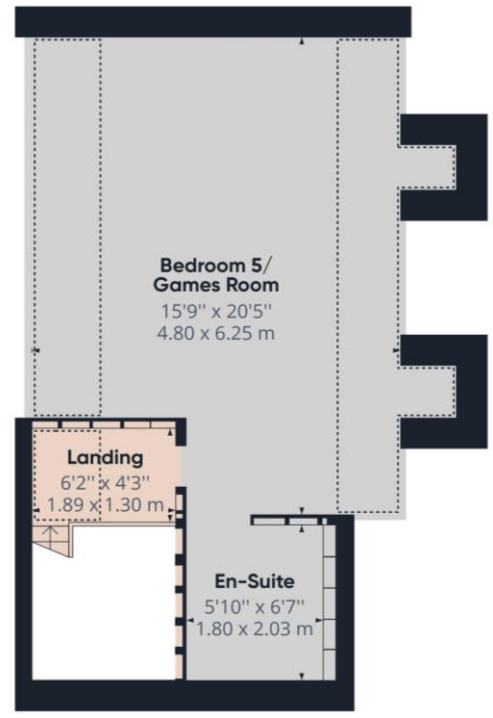
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The Property
Ombudsman

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.



Floor 1



Floor 2



A new individual traditionally built 'L' shaped **DETACHED 4/5 BEDROOMED FAMILY RESIDENCE** situated at the centre of a **small quiet hamlet just off 'Llangadog Common'** amidst the **beautiful Tywi river valley** within **walking distance** (half mile) of the Doctors Surgery, Primary Schools, Railway Station (1 mile) and local facilities and services at the centre of **Llangadog**, which in turn is located on the **confluence of the Rivers 'Bran,' 'Sawdde' and 'Tywi,'** just outside **'Bannau Brycheiniog National Park'** within **half a mile** of the A40 trunk road some 6 and 7 miles of the Tywi valley towns of Llandovery and Llandeilo respectively, is within 12 miles of Brynamman, is within 13 miles of the town of Ammanford and is located within 18 miles of the M4 Motorway. The readily available facilities and services at the County and Market town of Carmarthen being approximately 20 miles distant.

10 YEAR NHBC. OIL CENTRAL HEATING. PLASTIC FASCIA AND SOFFIT.

PVCu DOUBLE GLAZED ANTHRACITE GREY/WHITE WINDOWS AND DOORS.

AMPLE POWER POINTS THROUGHOUT. READY FOR OCCUPATION FROM JANUARY 2024.

SMOOTH SKIMMED CEILINGS. 8' (2.44m) CEILING HEIGHTS to the ground floor.

THE PROPERTY IS BUILT TO A HIGH SPECIFICATION BY A REPUTABLE FIRM OF LOCAL BUILDERS.

ALL MEASUREMENTS ARE APPROXIMATE HAVING BEEN TAKEN FROM THE ARCHITECTS PLAN PROVIDED

RECESSED ENTRANCE PORCH 11' 5" x 3' 3" (3.48m x 0.99m)

RECEPTION HALL 12' 6" x 5' (3.81m x 1.52m) plus stairwell. Staircase to first floor.

SHOWER ROOM/WC 10' x 5' 8" (3.05m x 1.73m) overall slightly 'L' shaped. PVCu opaque double glazed window. Fitted store cupboard. Ceramic tiled floor. Part tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Shower enclosure with plumbed-in shower over.

LOUNGE 15' 7" x 15' 6" (4.75m x 4.72m) with 2 PVCu double glazed windows to fore. TV and telephone points. Double doors to

FITTED KITCHEN/DINING ROOM 27' 4" x 12' 7" (8.32m x 3.83m) ext. 15' 6" (4.72m) overall slightly 'L' shaped with 2 PVCu double glazed windows. PVCu double glazed double 'French' doors to rear. Range of fitted base and eye level kitchen units incorporating a 1 1/2 bowl sink unit, ceramic hob, cooker hood, breakfast bar, electric oven, microwave oven and integrated dishwasher. Part tiled walls.

UTILITY ROOM 9' 8" x 7' 7" (2.94m x 2.31m) with PVCu part opaque double glazed door to rear. 2 PVCu double glazed windows. Door to the integral garage. Range of fitted base kitchen units incorporating a sink unit. Plumbing for washing machine.



FIRST FLOOR

LANDING with PVCu double glazed window to the stairwell.
Staircase to the Second Floor.

FITTED AIRING/LINEN CUPBOARD

MASTER BEDROOM SUITE COMPRISING: -

MASTER BEDROOM 1 13' 1" x 11' (3.98m x 3.35m) ext. 15' 5" (4.7m) with PVCu double glazed window to rear.

WALK-IN WARDROBE OFF 7' 5" x 6' 1" (2.26m x 1.85m)

EN-SUITE SHOWER ROOM 8' x 6' 1" (2.44m x 1.85m) with 2 piece suite comprising wash hand basin with fitted cupboard beneath and WC. Shower enclosure with plumbed-in shower over.

REAR BEDROOM 2 13' 2" x 9' 10" (4.01m x 2.99m) plus fitted wardrobe. PVCu double glazed window to rear.

FRONT BEDROOM 3 10' 10" x 10' 2" (3.30m x 3.10m) plus fitted wardrobe. PVCu double glazed window.

FAMILY BATHROOM with ceramic tiled floor. 3 piece suite in white comprising WC, wash hand basin with fitted cupboard beneath and panelled bath. Towel warmer ladder radiator. Recessed shower enclosure with plumbed-in shower over.

FRONT BEDROOM 4 9' 10" x 9' 10" (2.99m x 2.99m) overall with PVCu double glazed window.

SECOND FLOOR

LANDING

BEDROOM 5/GAMES/LIVING ROOM 20' 5" x 15' 9" (6.22m x 4.80m) overall

EN-SUITE 6' 7" x 5' 10" (2.01m x 1.78m)

EXTERNALLY

Front and rear landscaped gardens incorporating lawned areas to the front and rear. Entrance drive that leads to the garage facility and parking at rear. The rear garden abuts farmland.

INTEGRAL DOUBLE GARAGE 21' 5" x 17' 10" (6.52m x 5.43m) with 2 up-and-over garage doors. 2 PVCu double glazed windows. PVCu part opaque double glazed personal door to side. Power and lighting. **The garage affords excellent scope subject to the necessary consents being obtained for conversion to a 'Granny' flat etc.** Scope to provide a WC due to the drainage being outside the personal door.





DIRECTIONS: - From the **centre of Llangadog** travel along 'Church Street' **past** the 'Red Lion Hotel' and local shop/Post Office and **turn right in 'Queen Square' onto the A4069 Brynamman/Bethlehem/Gwynfe and Llanddeusant Road - signposted.** Continue **past** the entrance to the Community Centre and Doctors Surgery and **as you leave Llangadog turn first right** onto the '**Bethlehem Road**' - **signposted** 'Bethlehem/Garngoch Ancient Monument.' Continue along the Common **over the river bridge** and take the **second turning right signposted 'Felindre.'** Travel past the **red letter box** and **bare left** and the property will be found a **short distance along** on the **right hand side** between 'Halfway Cottage' and the bungalow known as 'Y Berllan.'

ENERGY EFFICIENCY RATING: - **TO BE ASSESSED**

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

COUNCIL TAX: - **TO BE ASSESSED**

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

24.10.2023 - REF: 6696