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& Commercial  
Properties

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- MODERN DETACHED BUNGALOW.
- NO FORWARD CHAIN.
- PVCu DOUBLE GLAZED WINDOWS.
- LARGE REAR GARDEN.
- VIEWS OVER CARMARTHEN.
- FIRST TIME ON THE OPEN MARKET.
- 3 BEDROOMS. 2 LIVING ROOMS.
- GAS C/H. 2 GARAGES.
- 2 MILES CARMARTHEN TOWN CENTRE.
- EASE OF ACCESS TO DYFED/POWYS POLICE HQ AND A40/A48 TRUNK ROADS.

**No 12 Elder Grove**  
Llangunnor  
Carmarthen SA31 2LQ

**£259,950** OIRO  
FREEHOLD

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

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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.

A well presented traditionally built (circa. 1978) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** with **2 GARAGES** set slightly back off and above the road situated occupying a corner plot at the beginning of a quite small cul-de-sac that forms part of a larger overall development of varying types and designs within a **short walk of the bus stop**, is within walking distance of the **Local Shop** (Brynmearig 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 'Stephens Way'/'Parc Pensarn' as well as 'Morrisons' Supermarket.

**FIRST TIME ON THE 'OPEN MARKET'. NO FORWARD CHAIN.**

**GAS C/H** with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT.**

**'THERMASTORE' PLASTIC COATED ALUMINIUM DOUBLE GLAZED WINDOWS IN HARDWOOD SURROUNDS.**

**TEXTURED AND COVED CEILINGS. 7' 10" (2.39m) CEILING HEIGHTS.**

**VIEWS ARE ENJOYED FROM THE PROPERTY OVER CARMARTHEN TOWN, THE LOWER TOWY VALLEY AND BEYOND.**

**CAVITY WALL INSULATION. THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL 14' (4.26m) in depth** with radiator. Telephone point. 2 Power points. C/h thermostat control.

**SIDE BEDROOM 1 10' 3" x 6' 10" (3.12m x 2.08m)** with fitted shelving. Radiator. Double glazed window. Fitted floor to ceiling wardrobe with double louvre doors. 6 Power points. Telephone point.

**LOUNGE 15' 8" x 14' (4.77m x 4.26m)** with radiator. Fitted gas fire with back boiler. 3 TV points. 4 Power points. TV aerial cable. 2 Radiators. Fitted display shelving. 9' 8" (2.95m) Wide sliding double glazed picture window overlooking the rear garden. 7' 1" (2.16m) Wide opening to

**DINING ROOM 9' 10" x 8' 7" (2.99m x 2.61m)** with 4 power points. Radiator. Double glazed window. Door to

**FITTED KITCHEN 9' 10" x 9' 9" (2.99m x 2.97m) overall** with tile effect vinyl floor covering. Fully tiled walls. Telephone point. 7 Power points plus fused point. 'Xpelair' Extractor fan. Range of fitted base and eye level light oak effect fronted kitchen units incorporating a sink unit. Electrolux cooker. Double glazed window. **FITTED CUPBOARD. FITTED AIRING/LINEN CUPBOARD** with lagged hot water cylinder, slatted shelving, 2 power points and C/h timer control. Opaque glazed door to

**SIDE PORCH 16' 5" x 3' 3" (5.00m x 0.99m)** with ceramic tiled floor. Single glazed on a dwarf wall. Glass roof. Doors to front and rear. Plumbing for washing machine. 3 Power points.

**INNER HALL** with 1 power point. Access via retractable loft ladder to the partly boarded attic space with electric light.

**SEPARATE WC** with radiator. Opaque double glazed window. Fully tiled walls. WC in white.

**BATHROOM 7' 8" x 4' 10" (2.34m x 1.47m)** with fully tiled walls. Opaque double glazed window. 'Xpelair' extractor fan. Fitted corner cupboard with double louvre doors. Radiator. 2 Piece suite in white comprising panelled bath with electric shower over and rail, pedestal wash hand basin.

**BUILT-IN STORE CUPBOARD OFF** the inner hall with fitted shelving. Electric light.

**REAR BEDROOM 2 12' 4" x 9' 11" (3.76m x 3.02m)** with fitted floor to ceiling wardrobe with double sliding doors. Radiator. PVCu double glazed window with a **view** over Carmarthen and beyond. TV and telephone points. 6 Power points.

**REAR BEDROOM 3 10' 1" x 9' 4" (3.07m x 2.84m)** with radiator. Double glazed window with a **view** over Carmarthen and beyond. TV and telephone points. 4 Power points.



## **EXTERNALLY**

Close boarded fenced/walled lawned front garden with herbaceous borders. Walled tarmacadamed entrance drive providing ample private car parking that leads to the two garages. Gated pathway to one side. Rear raised herbaceous border with beyond a large lawned garden with paved sun terrace, herbaceous borders etc. **From the rear garden views are enjoyed over Carmarthen, the lower Towy Valley and beyond.** Rotary clothes line. **OUTSIDE LIGHT and WATER TAP.**

**GARDEN STORE SHED 11' 4" x 6' 4" (3.45m x 1.93m)** with PVCu double glazed window. PVCu door. Fitted shelving.

**GREENHOUSE 9' 3" x 7' 6" (2.82m x 2.28m)** on concrete block base. Power and lighting.

**GARAGE No 1 17' 5" x 7' 11" (5.30m x 2.41m)** with up-and-over garage door. PVCu personal door. Gas meter. 7 Power points. Sink unit with electric heater over - **not tested.** PVCu opaque double glazed window. **WATER STOP TAP.**

**GARAGE No 2 20' x 10' 3" (6.09m x 3.12m)** with electronically operated up-and-over garage door. Telephone point. PVCu opaque double glazed window. PVCu personal door. 10 Power points. Fitted shelving. Fitted cupboard. Workbench.









**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 **bare left** into the cul-de-sac and the property is the **first on the left hand side**.

**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. 2024/25 = £1,969.81p. *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

08.05.2024 - REF: 6811