

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- MODERNISED AND UPDATED DETACHED FAMILY RESIDENCE.
- ON SMALL 'PRIVATE' CUL-DE-SAC.
- SPLENDID LOUNGE WITH BI-FOLD DOORS. SAUNA.
- WALKING DISTANCE 'GLANGWILI' GENERAL HOSPITAL.
- VERY WELL PRESENTED ACCOMMODATION.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- VIEWS OVER THE LOWER TOWY VALLEY TOWARDS 'MERLIN'S' HILL AND THE BLACK MOUNTAINS IN THE DISTANCE.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

6 Priory Close
Carmarthen
SA31 2EL

£475,000 OIRO
FREEHOLD

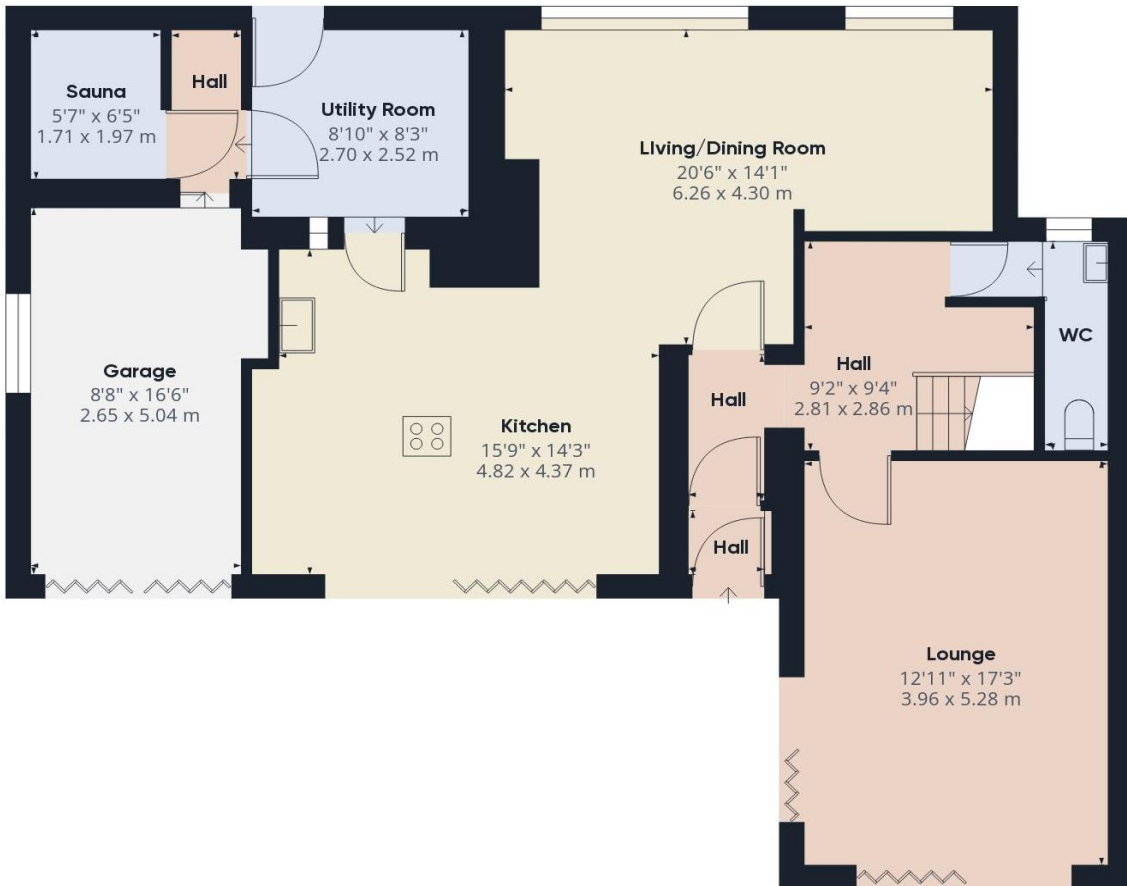
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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 most conveniently situated very well presented traditionally built (circa. 1958) 'L' shaped **4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** situated in a sought after area towards the head of a small cul-de-sac of **individually built** dwellings enjoying a **private sunny south facing position** close to the Roman Amphitheatre within **walking distance of 'Tanerdy' Petrol Filling Station and Convenience Store, 'Glangwili' General Hospital** and the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

Applicants may be interested to note that the property has been completely modernised and updated since 2016 by the vendors to include electrical re-wiring, new flooring, new kitchen and shower room fittings, new windows to the front elevation, provision of aluminium double glazed bi-fold doors, some new ceilings, new central heating boiler and radiators etc.

GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

ALUMINIUM DOUBLE GLAZED BI-FOLD DOORS. PLASTIC FASCIA AND SOFFIT.

8' 3" (2.51m) CEILING HEIGHTS TO THE GROUND FLOOR.

SMOOTH SKIMMED CEILINGS - SOME COVED.

THE FITTED CARPETS ARE INCLUDED.

FROM THE PROPERTY VIEWS ARE ENJOYED OVER CARMARTHEN TOWARDS LLANGUNNOR AND OVER THE LOWER TOWY VALLEY AND VILLAGE OF ABERGWILI TOWARDS 'MERLIN HILL' AND ON A CLEAR DAY THE BLACK MOUNTAINS IN THE DISTANCE.

CANOPIED ENTRANCE PORCH

VESTIBULE HALL with feature patterned tiled floor. Oak shelf. Recessed downlighting. Composite entrance door with opaque double glazed light. Glazed oak framed door to

RECEPTION HALL with upright 'heritage' radiator. Engineered oak boarded floor. Recessed downlighting. Door to the Dining room/ Kitchen. Archway to

INNER HALL with staircase to first floor. Telephone point. Engineered oak boarded floor. 2 Power points.

SEPARATE WC 'L' shaped with upright radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Recessed downlighting. Half tiled walls.

LOUNGE 17' 5" x 12' 11" (5.30m x 3.93m) with engineered oak boarded floor. Double aspect. Recessed downlighting. **Aluminium double glazed bi-fold doors to the side paved sun terrace. Aluminium double glazed bi-fold doors to and overlooking the front garden and paved sun terrace and from which a far reaching view is enjoyed over the lower Towy valley towards 'Merlin's Hill' and the Black Mountains in the distance on a clear day.** 8 Power points. TV and telephone points. Provision for wall mounted TV with feature surround. Upright 'heritage' radiator.



DINING ROOM 13' 9" x 11' 8" (4.19m x 3.55m) with engineered oak boarded floor. Mains smoke alarm. PVCu double glazed picture window. TV and telephone points. 5 Power points. Recessed downlighting. 8' (2.44m) Wide opening to

LIVING ROOM 8' 10" x 7' 9" (2.69m x 2.36m) with engineered oak boarded floor. Upright 'heritage' radiator. PVCu double glazed window. 2 Power points.

OPENING FROM THE DINING AREA TO

FITTED KITCHEN 15' 5" x 14' 2" (4.70m x 4.31m) with feature tiled fireplace. Recessed downlighting. Upright 'heritage' radiator. Mains smoke alarm. **Aluminium double glazed bi-fold doors overlooking the front paved sun terrace and garden and from which a view is enjoyed up the lower Towy valley towards the Black Mountains in the distance on a clear day.** 4 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating an island with three power points and 2 USB charger ports having a canopied cooker hood over, 'Neff' induction hob, integrated 'Neff' dishwasher, pan drawers, 2 No. 'Neff' ovens with 'slide and hide doors' and sink unit all with granite worksurfaces and soft close doors/drawers. Skirting lighting.

UTILITY ROOM 8' 11" x 8' 3" (2.72m x 2.51m) with perspex roof. Plumbing for washing machine. Wall mounted gas fired central heating boiler. C/h timer control. 4 Power points. PVCu part opaque double glazed door to rear. Door to

STORE ROOM with sliding door to the garage. Glass door to

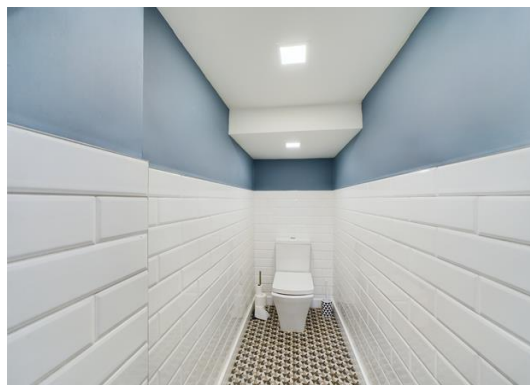
SAUNA 6' 5" x 5' 7" (1.95m x 1.70m) with fitted seating. Ceramic tiled floor.

FIRST FLOOR - 8' 2" (2.49m) Ceiling heights

LANDING with engineered oak boarded floor. 'Heritage' radiator. Access to attic space via a retractable loft ladder that is partly boarded with electric light. PVCu opaque double glazed window to the stairwell. 2 Power points. Mains smoke alarm. Recessed downlighting.

SHOWER ROOM 7' 1" x 5' 4" (2.16m x 1.62m) with tiled floor. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. Fully tiled walls. Wash hand basin with storage drawer beneath. Double shower enclosure with dual head (rainhead and hand held) shower over and shower screen.

FRONT BEDROOM 1 13' 5" x 11' 6" (4.09m x 3.50m) with double aspect. 2 Radiators. 2 PVCu double glazed windows - both with views - **the side window enjoys a view over Carmarthen towards Llangunnor with the front window enjoying a view over Abergwili and the lower Towy valley towards 'Merlin's Hill' and the Black Mountains in the distance on a clear day.** 4 Power points. **Fitted floor to ceiling wardrobe.**



REAR LANDING with engineered oak boarded floor. C/h thermostat control. Mains smoke alarm. Recessed downlighting. 'Heritage' radiator. PVCu double glazed window.

SEPARATE WC with engineered oak boarded floor. WC in white. 2 Walls half tiled. 1 Wall of engineered boarded oak. PVCu opaque double glazed window.

STORE ROOM No 1 7' 10" (2.39m) in width with part sloping ceiling. Fitted hanging rail. 1 Power point. PVCu double glazed window. Exposed original boarded floor.

STORE ROOM No 2 11' 10" x 6' 10" (3.60m x 2.08m) ext to 9' (2.74m) with sloping ceiling. **Restricted headroom.** PVCu opaque double glazed window. Exposed original boarded floor.

BUILT-IN AIRING/LINEN CUPBOARD off the rear landing with double boarded effect doors.

FRONT BEDROOM 2 12' 8" x 10' 11" (3.86m x 3.32m) with PVCu double glazed window overlooking the river Towy with a **view towards Llangunor.** Radiator. 4 Power points.

FRONT BEDROOM 3 10' 11" x 8' 3" (3.32m x 2.51m) with radiator. PVCu double glazed window overlooking the river Towy with a **view towards Llangunor.** 4 Power points. 2 USB charger ports.

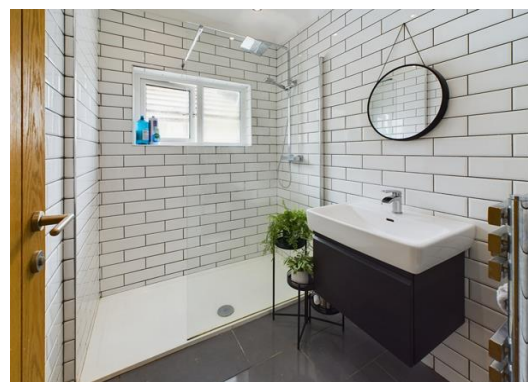
MASTER BEDROOM 4 14' 4" x 11' 2" (4.37m x 3.40m) with 'heritage' radiator. Double aspect. 2 PVCu double glazed windows, 1 with a **view over the lower Towy valley and river Towy towards Llangunor.** 8 Power points. TV point.

EXTERNALLY

Brick pillared tarmacadamed entrance drive that leads to the garage and provides ample private car parking. Walled lawned front garden. Paved sun terrace off the Lounge and Kitchen. Pathways to either side. 2 Tiered rear garden with at the lower level a brick paved patio with storage area off and at the upper level, decked areas incorporating a decked sun terrace **measuring 22' 6" x 13' 3" (6.86m x 4.04m) that enjoys a private sunny aspect.** GARDEN STORE SHED.

ADJOINING GARAGE 16' x 8' 8" (4.87m x 2.64m) plus recess with electric and gas meters. Electricity consumer unit. PVCu opaque double glazed window. 1 Power point.











DIRECTIONS: - From **Carmarthen town centre** travel along 'Priory Street' and **straight across 'The Old Oak' mini roundabout** continuing **through** the Pelican Crossing and as you **pass** the Roman Amphitheatre on your left the turning for '**Priory Close**' will be found on your **left hand side** before entering 'Abbey Mead'. The property being found towards the end of 'Priory Close' on the left hand side.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0600-7968-0122-4121-3523.

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

COUNCIL TAX: – BAND F. 2024/25 = £ 3,012.26p. *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

23.04.2024 - REF: 6797