

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
Land Agents  
Surveyors

Est. 1998

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- **VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.**
- **HEAD OF CUL-DE-SAC BORDERING THE COUNTRYSIDE.**
- **VIEWS OVER CARMARTHEN AND BEYOND.**
- **4 BEDROOMS. 2 LIVING ROOMS. CONSERVATORY. 2 WC's.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS. LARGE UTILITY ROOM.**
- **PRIVATE SUNNY SOUTH FACING REAR GARDEN. DOUBLE GARAGE.**
- **WALKING DISTANCE 'LLANGUNNOR CP SCHOOL'. 1 MILE DYFED/POWYS POLICE HQ.**
- **1 MILE RAILWAY STATION. 1.5 MILES CARMARTHEN TOWN CENTRE.**

**Underhill, No 7 Llygad yr Haul,  
Llangunnor,  
Carmarthen SA31 2LB**

**£359,950 OIRO**  
**FREEHOLD**

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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.



**Ground Floor**



**Floor 1**

*A most conveniently situated very well presented traditionally built (mid 1970's) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** situated bordering the countryside at the head of a small cul-de-sac of similar type dwellings overlooking Llangunnor Community Park at the rear enjoying views over Carmarthen and the Lower Towy Valley towards Johnstown and beyond being situated just off 'Heol Blaengwastod' (regular bus route), within walking distance of the local convenience store ('Brynmeurig Stores'), is within walking distance of 'Llangunnor Primary School', is within 1 mile of Dyfed/Powys Police HQ and Carmarthen Railway Station and is located within 1.5 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 A40/A48 trunk roads and the businesses/shops in Pensarn.*

**FIRST TIME ON THE OPEN MARKET SINCE 1978. PVCu DOUBLE GLAZED WINDOWS.**

**OIL C/H. PLASTIC FASCIA AND SOFFIT.**

**TEXTURED CEILINGS - some coved. 7' 11" CEILING HEIGHTS to the Ground Floor.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**

**FROM THE PROPERTY VIEWS ARE ENJOYED OVER LLANGUNNOR COMMUNITY PARK, CARMARTHEN AND THE LOWER TOWY VALLEY TOWARDS JOHNSTOWN AND BEYOND TO THE REAR AND FROM THE FRONT OF THE PROPERTY OVER CARMARTHEN AND THE LOWER TOWY VALLEY TOWARDS PENIEL.**

**PILLARED/CANOPIED ENTRANCE PORCH** with PVCu opaque double glazed entrance door and side screen to

**RECEPTION HALL 17' 4" x 4' 10" ext. to 10' 10" (5.28m x 1.47m ext. to 3.3m) overall 'L' shaped** with boarded effect laminate flooring. 2 Radiators. Telephone point. 1 Power point. Staircase to First Floor. Understairs storage area.

**SEPARATE WC** with oak strip flooring. 2 Piece suite in white comprising wash hand basin with tiled splashback and WC. PVCu opaque double glazed window.

**STUDY/HOME OFFICE 10' 4" x 8' 4" (3.15m x 2.54m)** with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 2 Power points. Part glazed door to the Hall.

**LOUNGE 17' 3" x 11' 10" (5.25m x 3.6m)** with part glazed door to the Hall. Boarded effect laminate flooring. Dado rail. Radiator. Feature 'log effect' electric fire on marble hearth. 5 Power points. PVCu double glazed bow window to fore.

**FITTED KITCHEN/BREAKFAST ROOM 15' 8" x 10' 4" (4.77m x 3.15m)** with 'Karndean' tiled flooring. Radiator. PVCu double glazed window overlooking the rear garden and from which a view is enjoyed. 6 Power points plus fused points. Range of fitted base and eye level (Leekes) kitchen units incorporating a 'Neff' double oven, induction ceramic hob, cooker hood, integrated dishwasher, 1.5 bowl sink unit and display unit, all with pelmet lighting. Part tiled walls. Part glazed door to the Hall. Door to





**UTILITY ROOM 17' 3" x 8' 5" (5.25m x 2.56m)** with PVCu opaque double glazed door to rear. PVCu double glazed window with a **view** over Llangunnor Community Park towards Johnstown and beyond. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit. Cloak hooks. 4 Power points. 'Grant' oil fired central heating boiler. C/h time control. Radiator.

**DINING ROOM 10' 4" x 9' 9" (3.15m x 2.97m)** with boarded effect laminate flooring. Radiator. 3 Power points. C/h thermostat control. PVCu double glazed sliding patio door to

**CONSERVATORY 11' 11" x 11' 1" (3.63m x 3.38m)** with ceramic tiled floor. 6 Power points. Half PVCu double glazed on a dwarf wall under a polycarbonate roof. PVCu double glazed double doors to the garden. From the Conservatory views are enjoyed over Carmarthen and beyond.

**FIRST FLOOR - moulded white panel effect doors. 8' (2.44m) ceiling heights**

**LANDING** with access to loft space. 1 Power point. PVCu double glazed window with views over the adjoining farmland.

**REAR BEDROOM 1 10' 4" x 7' 8" (3.15m x 2.34m)** with radiator. 2 Power points. PVCu double glazed window with view over Llangunnor Community Park and the Lower Towy Valley towards Johnstown and beyond.

**BATHROOM 7' 9" ext. to 10' 1" x 6' 11" (2.36m ext. to 3.07m x 2.11m)** with ceramic tiled floor. Radiator. PVCu opaque double glazed window. Fully tiled walls. Fitted mirrored bathroom cabinet. 3 Piece suite in white comprising panelled bath, WC and wash hand basin to fitted bathroom furniture. Shower enclosure with fitted seat, electric shower over and shower door.

**REAR BEDROOM 2 13' 7" x 10' 5" (4.14m x 3.17m)** with radiator. 3 Power points. PVCu double glazed picture window with **view** over Llangunnor Community Park and the Lower Towy Valley towards Johnstown and beyond.

**MASTER BEDROOM 3 14' 2" x 11' 11" (4.31m x 3.63m)** with **fitted bedroom suite**. 5 Power points. Radiator. PVCu double glazed window with a **view** over Carmarthen and the Lower Towy Valley in a northerly direction towards Peniel.

**FRONT BEDROOM 4 13' 8" x 10' 6" (4.16m x 3.2m)** with 5 power points. Radiator. PVCu double glazed window with a **view** over Carmarthen and the Lower Towy Valley in a northerly direction towards Peniel.



## EXTERNALLY

The property occupies landscaped gardens and incorporates a tarmacadamed entrance drive that provides hardstanding for upto 4 vehicles and which leads to the Garage. Decoratively stoned front garden with gated side pathways to either side. There is to the rear a sunny south facing level lawned garden with paved and decked sun terraces having raised rockery and decorative stoned area off. **The rear garden affords a good degree of privacy and enjoys a sunny south-westerly aspect and benefits from views over the lower Towy valley.. OUTSIDE LIGHT, WATER TAP AND POWER POINTS. OIL STORAGE TANK.**

**DOUBLE GARAGE 17' 6" x 17' 5" (5.33m x 5.3m)** with up-and-over garage door. PVCu double glazed window. 2 Power points.















**DIRECTIONS:** - From **Carmarthen town centre** travel over 'Towy Bridge' **past** the petrol filling station to the **roundabout** and take the **second exit towards 'Pensarn/Llangunnor'**. Travel **past** 'ATS' and 'The Royal Mail Sorting Office' continuing **underneath** 'Pont Pensarn'. **Travel up 'Babell Hill'** towards **Llangunnor** and at the **top of the hill** travel **past** the right hand turning for 'Brithdir' and **turn next left into 'Heol Blaengwastod/Heol Login'**. Travel **past** the two left hand turnings for 'Brynmeurig' and entrance on the right hand side for Llangunnor Community Park and continue over the **speed bump past** the bus shelter and **turn next right into 'Llygad yr Haul'** and the property will be found at the **top of the cul-de-sac on the right 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 and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND E. 2024/25 = £p. *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: 6817