

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- **NEW DETACHED HOUSE WITH ATTRACTIVE PART STONE ELEVATIONS.**
- **4 DOUBLE BEDROOMS. 3 BATHROOMS.**
- **UNDERFLOOR HEATING TO GROUND FLOOR.**
- **CENTRE OF RURAL VILLAGE COMMUNITY IN BEAUTIFUL RIVER VALLEY.**
- **SPACIOUS ACCOMMODATION BUILT TO A HIGH SPECIFICATION.**
- **FITTED KITCHEN/LIVING/DINING ROOM. UTILITY ROOM. 4 WC's.**
- **PV PANELS PROVIDING AN INCOME. PVCu TRIPLE GLAZED WINDOWS.**
- **3 MILES NORTH OF PRIMARY SCHOOL, DOCTORS SURGERY AND A40 TRUNK ROAD AT NANTGAREDIG.**

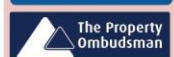
**Ger yr Ysgol
Felingwm Uchaf
Carmarthen SA32 7PR**

**£425,000 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 Building 1



Floor 1 Building 1

A spacious conveniently situated **NEW** individually built (by a reputable local builder) **4 DOUBLE BEDROOMED 'L' shaped DETACHED FAMILY RESIDENCE** having attractive part stone elevations built to a timber framed design, enjoying a sunny south westerly aspect at the centre of the rural village community of Felingwm Uchaf that offers a Public House/Restaurant and which in turn is located on the B4310 'Nantgaredig to Abergorlech Road' (bus route) **amidst the beautiful 'Cloidach' river valley** some **3 miles north** of the A40 trunk road and Tywi Valley village of Nantgaredig that offers a thriving Primary School and Doctors Surgery approximately **9 miles east** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

AIR SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING TO THE GROUND FLOOR AND RADIATORS TO THE FIRST FLOOR.

4KW PV PANELS TO THE ROOF SPACE PROVIDING AN INCOME.

BLACK PVCu TRIPLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS.

PLASTIC FASCIA AND SOFFIT. LIGHT OAK BOARDED EFFECT INTERNAL DOORS.

CHROME/NICKEL POWER POINTS TO THE GROUND FLOOR.

DOMESTIC SPRINKLER SYSTEM LINKED TO THE SMOKE/HEAT DETECTORS.

INSURANCE BACKED 10 YEAR STRUCTURAL WARRANTY TO BE ISSUED UPON COMPLETION.

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

VIEWS ARE ENJOYED FROM THE PROPERTY.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE DRY LINED WALLS HAVE BEEN REINFORCED WITH TIMBER BACKING TO PROVIDE ADDITIONAL SUPPORT WHERE CURTAIN POLES/RAILS AND RADIATORS ARE TO BE HUNG.

SIDE CANOPIED ENTRANCE PORCH

with composite entrance door with glazed lights and side screen to

RECEPTION HALL 15' 2" (4.62m) in width with light oak effect staircase to the First Floor with glass balustrading. 4 Power points. Telephone point. Understairs storage cupboard housing the underfloor heating manifold and electricity consumer unit.

SEPARATE WC with PVCu opaque triple glazed window. 2 Piece suite in white comprising wash hand basin with fitted cupboard beneath and WC. Vinyl floor covering.

LOUNGE 20' 4" x 12' (6.19m x 3.65m) with triple aspect. 3 PVCu triple glazed windows with views to fore. PVCu double glazed double French doors to outside. 12 Power points. TV point.



FULLY EQUIPPED FITTED

KITCHEN/DINING/LIVING ROOM 22' 7" x 10' 7"

(6.88m x 3.22m) extending to 11' 7" (3.53m) with recessed downlighting to the Kitchen area. PVCu triple glazed window and PVCu triple glazed double French doors to and overlooking the side garden. Range of handle less fitted 'Linear Autograph' navy blue and lava grey silk finished kitchen units by 'Wren Kitchens' to include a 'Bosch' electric double oven, AEG induction hob, cooker hood, breakfast bar, integrated fridge/freezer and AEG dishwasher, larder unit, pan drawer, 1½ bowl sink unit, island with electric 'pop up' port and power point all with quartz worksurfaces. USB port. Boarded effect vinyl floor covering. Glazed/panelled door to the hall. Door to

UTILITY ROOM 7' 9" x 6' 6" (2.36m x 1.98m) with range of units to match the kitchen to include a 9KG 'Hotpoint' digital motion integrated washer/dryer and laminated worksurfaces. 4 Power points. Extractor fan. PVCu part opaque triple glazed door to rear. Boarded effect vinyl floor covering.

FIRST FLOOR - thermostatically controlled radiators.

GALLERIED style LANDING with radiator. Recessed downlighting. 4 Power points. PVCu triple glazed window.

BUILT-IN CUPBOARD OFF housing the pressurised hot water cylinder.

BEDROOM 1 15' 4" x 12' 1" (4.67m x 3.68m) overall 'L' shaped with PVCu triple glazed window with a view. 8 Power points. Radiator.

EN-SUITE SHOWER ROOM with towel warmer ladder radiator. 2 Piece suite in white comprising wash hand basin with fitted cupboard beneath and WC. Waterproof panelled walls. Shower enclosure with plumbed in dual head showers over (hand held and rainhead). Extractor fan. Ceramic tiled floor. Fitted bathroom mirror.

FAMILY BATHROOM 9' 7" x 7' (2.92m x 2.13m) overall with PVCu opaque triple glazed window. 3 Piece suite in white comprising panelled bath with plumbed in dual head shower over having a waterproof panelled splashback, wash hand basin with splashback and fitted cupboard beneath and WC. Ceramic tiled floor. Towel warmer ladder radiator. Extractor fan.

SIDE BEDROOM 2 12' 7" x 10' 8" (3.83m x 3.25m) with radiator. PVCu triple glazed window with a view. 8 Power points. TV point.

SIDE BEDROOM 3 11' 7" x 10' 8" (3.53m x 3.25m) with access via folding loft ladder to the attic space. PVCu triple glazed window with a view. 8 Power points. TV point. Radiator.



MASTER BEDROOM SUITE COMPRISING: -

BEDROOM 4 14' 6" x 11' 1" (4.42m x 3.38m) with double aspect. 2 PVCu triple glazed windows with views. 10 Power points. TV point. Radiator.

WALK-IN WARDROBE 5' 6" x 5' 6" (1.68m x 1.68m) with radiator. PVCu triple glazed window.

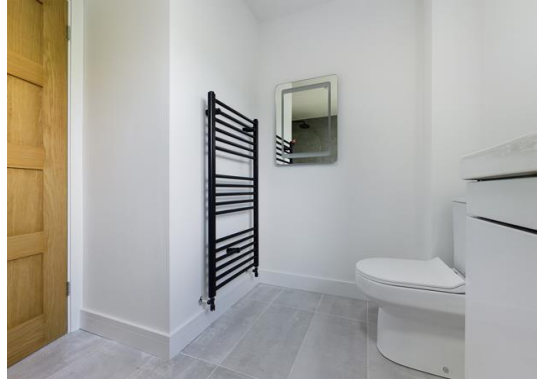
EN-SUITE SHOWER ROOM 5' 11" x 5' 7" (1.80m x 1.70m) with 2 PVCu opaque triple glazed windows. Radiator. Shower enclosure with dual head shower over (handheld and rainhead) and shower door. 2 Piece suite in white comprising corner wash hand basin with splashback and fitted cupboard beneath and WC. Extractor fan. Ceramic tiled floor. Part waterproof panelled walls. Chrome towel warmer ladder radiator.

EXTERNALLY

Tarmacadamed entrance drive that leads to the garage and front of the residence that affords ample private car parking. Stone walled lawned gardens to the front and one side. Side paved sun terrace accessed from the Lounge and Kitchen. **'Vaillant' Air Source Heat pump.** 2 Outside power points.

ADJOINING GARAGE 15' 7" x 11' 9" (4.75m x 3.58m) with **electronically operated** up and over garage door. Power and lighting. 8 Power points. Fire sprinkler system water holding tank. Opaque triple glazed window.







DIRECTIONS: - From **Carmarthen** take the **A40 trunk road east** towards **Llandeilo** travelling **past** the villages of Abergwili and Whitemill at the '**square**' in **Nantgaredig** **turn left** for **Abergorlech/Brechfa/Llansawel (B4310 - signposted)**. Continue along this road for **approximately 3 miles** passing **through** Felingwm Isaf and **upon entering** Felingwm Uchaf travel **over** the stone parapet walled bridge and the property will be found **directly in front of you in the centre of the village just after** a left hand turning **opposite** the 'Plough Inn' Public House/Restaurant.

PREDICTED ENERGY EFFICIENCY RATING: - A (99).

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

17.05.2022 **UPDATED** – 02.10.2022 - REF: 6364

Strictly by appointment with Gerald R Vaughan Estate Agents

Details amended – 21.06.2023