

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **DOUBLE FRONTED DETACHED HOUSE.**
- **3 BEDROOMS (OF DOUBLE PROPORTIONS).**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **EDGE OF RURAL VILLAGE BORDERING THE COUNTRYSIDE.**
- **JUST OFF TEIFI RIVER VALLEY.**
- **2 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **SOME CHARACTER FEATURES. CAVITY WALL INSULATION.**
- **3.5 MILES LLANDYSUL TOWN CENTRE. 12 MILES NORTH OF CARMARTHEN.**

**Brynglas**  
**Llanfihangel-ar-Arth**  
**Pencader SA39 9JU**

**£230,000** 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.

A most conveniently situated traditionally built (1933) **DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** that has been **modernised and updated by the vendors since 2000** situated bordering the countryside on the periphery of the rural village community of Llanfihangel-ar-Arth that lies on the **B4459 Pencader Road on the edge of the beautiful Teifi River Valley within 2 miles of the A485 Carmarthen to Lampeter trunk road, is located 2 miles north of the Primary School and local shops at the centre of Pencader, is within 3.5 miles of Llandysul town centre, is within 6 miles of Llanybydder, is within 11 miles of the University town of Lampeter and the property is located some 12 miles north of the County and Market town of Carmarthen.**

**OIL CENTRAL HEATING** with thermostatically controlled radiators.

**PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION.**

**8' AND 8' 2" (2.43m and 2.49m) CEILING HEIGHTS TO THE GROUND FLOOR.**

**MANY CHARACTER FEATURES INCLUDING PINE PANELLED INTERNAL DOORS, PICTURE RAILS ETC.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2000 THE PROPERTY HAS HAD THE WIRING SYSTEM UPDATED, NEW WINDOWS HAVE BEEN PROVIDED, SOME NEW CEILINGS, NEW BATHROOM FITMENTS ETC.**

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

**ENTRANCE PORCH** with 2 PVCu double glazed windows. Ceramic tiled floor. PVCu opaque double glazed entrance door and side screen. Pine panelled/glazed entrance door and side screen to

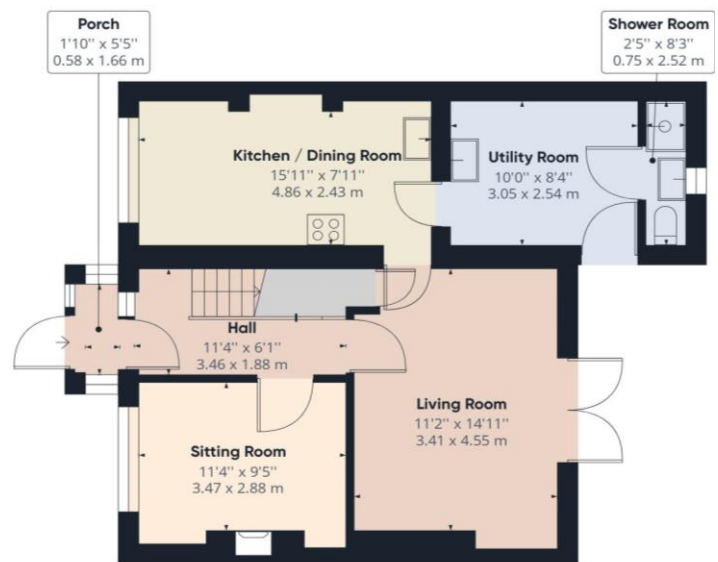
**RECEPTION HALL** 11' 5" x 6' 2" (3.48m x 1.88m) with laminate flooring. Radiator. Dado rail. C/h thermostat control. Smoke detector. Understairs storage cupboard. Telephone point. Staircase to first floor with pine newel post and handrail. 3 Power points. Artex ceiling. Pine panelled doors to the Living Room and

**SITTING ROOM** 11' 5" x 8' 5" (3.48m x 2.56m) extending to 9' 6" (2.9m) into shelved recess to one side of former tiled fireplace. Picture rail. Radiator. PVCu double glazed picture window to fore. 6 Power points. TV point.

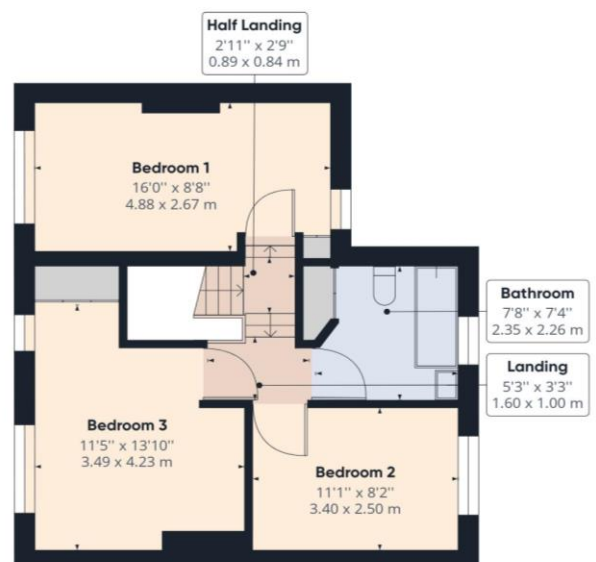
**LIVING ROOM** 16' 1" x 11' 2" (4.90m x 3.40m) with boarded effect laminate flooring. Radiator. Smooth skimmed and coved ceiling. PVCu double glazed double doors to and overlooking the rear garden. 6 Power points. TV point. Feature fireplace. Opaque glazed door to the Kitchen.

**CLOAKS CUPBOARD**

**FITTED KITCHEN/DINING ROOM** 16' 1" x 8' 7" (4.90m x 2.61m) with quarry tiled floor. PVCu double glazed picture window to fore. Glazed door to the Utility Room. Radiator. Part tiled walls. 10 Power points. 'Trianco' oil fired central heating boiler. C/h timer control. Range of fitted base and eye level kitchen units incorporating a sink unit. TV point.



Ground Floor Building 1



Floor 1 Building 1



**UTILITY ROOM 10' x 8' 4" (3.05m x 2.54m)** with boarded effect vinyl floor covering. Polycarbonate roof. Radiator. PVCu part opaque double glazed door to rear. Sink unit with tiled splashback. 2 Wall units. Plumbing for washing machine. 4 Power points. **Applicants should note that the Utility Room roof requires re-placement.**

**SHOWER ROOM/WC** with PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin. Part waterproofed panelled walls. Tiled shower tray with electric shower over, curtain and rail. Extractor fan. Wall mounted electric fan heater.

**FIRST FLOOR** - 7'10" (2.39m) ceiling heights.

**HALF LANDING** with textured ceiling. Dado rail.

**BEDROOM 1 16' 1" x 8' 7" (4.90m x 2.61m)** with 6 power points. Double aspect. Radiator. PVCu double glazed window to fore with a view. PVCu double glazed window to rear overlooking the rear garden. TV point.

**LANDING** with 1 Power point. Textured ceiling.

**BATHROOM 7' 8" x 7' 5" (2.34m x 2.26m)** with smooth skimmed and coved ceiling. Tile effect vinyl floor covering. Fully tiled walls. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over and shower screen. Access to insulated loft space with electric light. 2 Power points.

**FITTED FLOOR TO CEILING AIRING/LINEN CUPBOARD** with lagged hot water cylinder and immersion heater.

**REAR BEDROOM 2 11' 2" x 8' 2" (3.40m x 2.49m)** with radiator. PVCu double glazed window overlooking the rear garden and from which a rural view is enjoyed. T&G pine boarded ceiling. Picture rail. TV point. 6 Power points.

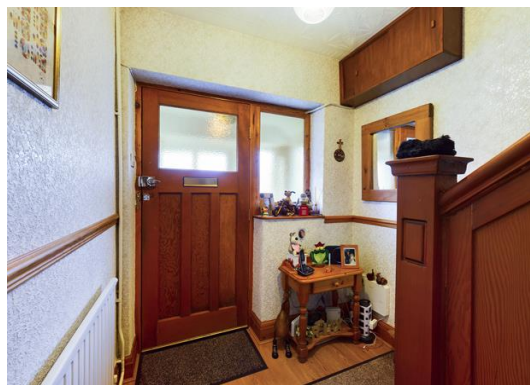
**FRONT BEDROOM 3 13' 11" x 11' 6" (4.24m x 3.50m) plus fitted wardrobe off over the stairwell.** 2 PVCu double glazed windows to fore - one with a view. Picture rail. TV point. Textured ceiling. 10 Power points.

### **EXTERNALLY**

Walled lawned front garden. Entrance drive providing hardstanding for one vehicle. There is to one side a pathway and lawned garden area with to the rear a concreted patio and beyond a lawned garden that extends for a depth of **approximately 80' (24.39m)** and which abuts farmland. **OIL STORAGE TANK. OUTSIDE LIGHT and TWO WATER TAPS. 3 GARDEN STORE SHEDS**

**ENERGY EFFICIENCY RATING:** - F (36).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0037-2817-7224-9895-6931.











**DIRECTIONS:** - From **Carmarthen** take the **A485 'Lampeter Road' north** past 'Glangwili General Hospital'. Travel **through** the villages of **Peniel, Rhydargaeau, Pontarsais and Alltwalis**. Travel up the hill from Alltwalis and **turn left opposite and just after 'Windy Corner Petrol Filling Station'** for **Pencader (B4459)**. Continue **through** Pencader travelling **past** the left hand turning for Llandysul. **On entering Llanfihangel-ar-Arth** the property is the **third on the right hand side**.

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

**COUNCIL TAX:** – BAND D. 2022/23 = £1,739.20p. *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

29.11.2022 - REF: 6480