

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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- **DELIGHTFULLY SITUATED DETACHED COTTAGE.**
- **CENTRE OF RURAL VILLAGE.**
- **3 BEDROOMS. 2 BATHROOMS/WC's. PRIVATE CAR PARKING.**
- **UNDERFLOOR HEATING.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **MODERNISED AND IMPROVED SINCE 2013.**
- **PRIVATE SUNNY POSITION. VIEWS ARE ENJOYED FROM THE PROPERTY.**
- **ADJOINING GARAGE/WORKSHOP with excellent scope.**
- **2 MILES CARMARTHEN.**
- **NO FORWARD CHAIN.**

Brynhyfryd
Croesyceiliog
Carmarthen SA32 8DS

£320,000 OIRO
FREEHOLD

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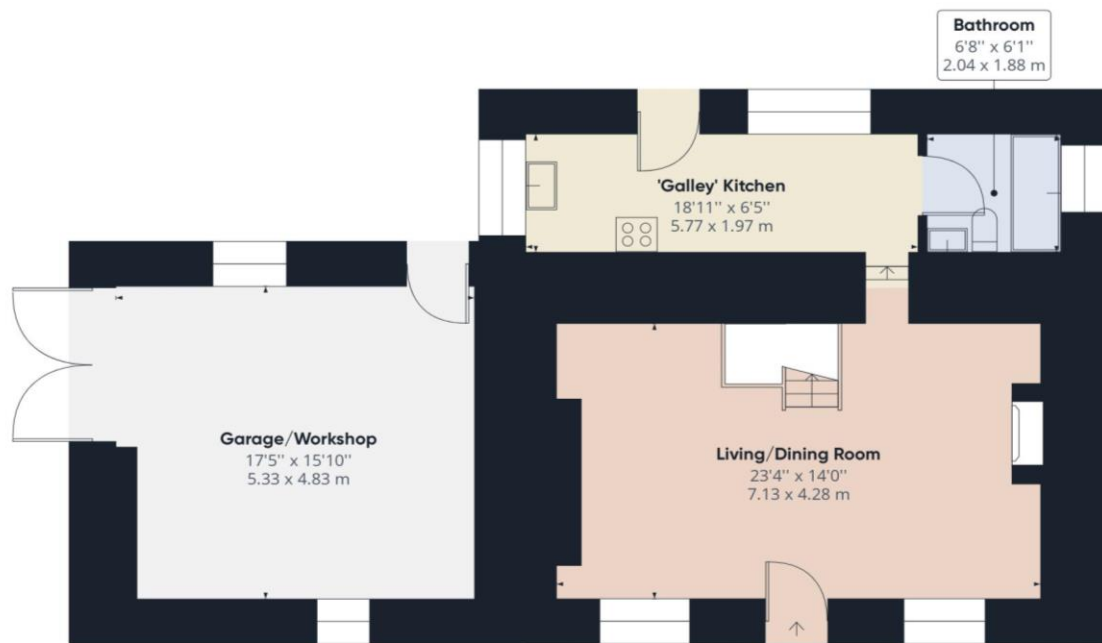
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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 mid 19th Century double fronted **3 BEDROOMED DETACHED COTTAGE style RESIDENCE** that has been **modernised and improved by the sellers since 2013** with **ADJOINING GARAGE/WORKSHOP** that affords **excellent scope subject to the necessary consents being obtained** situated set slightly back off and above the road enjoying a **private sunny position** at the centre of the village community of Croesyceiliog which in turn is located within **1 mile of 'Bro Myrddin' Secondary School, 'Coleg Sir Gar' and the A484 Carmarthen to Llanelli trunk road, is within 2 miles of the A48 and A40 trunk roads and is located within 2.5 miles** of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

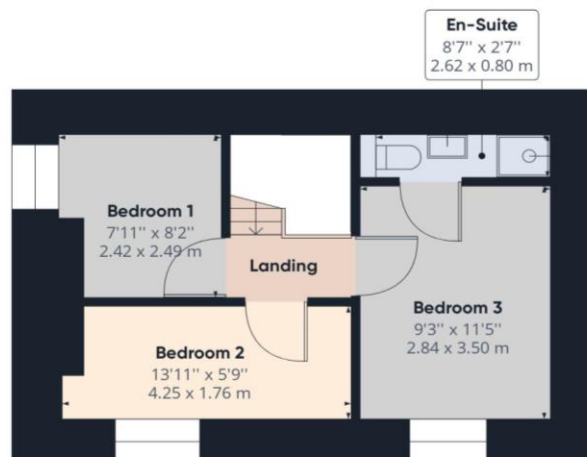
NO FORWARD CHAIN. UNDERFLOOR HEATING (Air source heat pump).

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED CEILINGS. THE FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

LIVING/DINING ROOM 23' 6" x 13' 10" (7.16m x 4.21m) with boarded effect ceramic tiled floor. Mains smoke alarm. Feature stone fireplace incorporating a solid fuel roomheater. 2 PVCu double glazed windows to fore. PVCu part opaque double glazed entrance door. Recessed downlighting. 13 Power points. TV aerial cable. Telephone point. Staircase to first floor with oak hand rail and spindles. Understairs storage cupboard. **Opening to**



FITTED 'GALLEY' KITCHEN 18' 11" x 6' 5" (5.76m x 1.95m) with boarded effect ceramic tiled floor. Mains smoke alarm. Double aspect. 2 PVCu double glazed windows. PVCu part opaque double glazed door to rear. Part tiled walls. Range of fitted base and eye level light oak effect kitchen units incorporating a 1.5 bowl sink unit, cooker hood and integrated dishwasher. Granite worksurface. Recessed downlighting. Dual fuel L.P. gas and electric cooking range. 10 Power points plus fused points. Solid oak boarded effect door to



BATHROOM 6' 8" x 6' 1" (2.03m x 1.85m) with fully tiled walls. Boarded effect ceramic tiled floor. PVCu opaque double glazed window. Recessed downlighting. Extractor fan. 3 Piece suite in white comprising WC, pedestal wash hand basin and 'double ended' bath tub with shower attachment and plumbed-in shower over, shower screen.

FIRST FLOOR - oak boarded effect door.

LANDING with access to loft space. Smoke alarm. 1 Power point. C/h timer control.

SIDE BEDROOM 1 8' 3" x 8' (2.51m x 2.44m) overall with radiator. PVCu double glazed window. 6 Power points. TV point. Exposed beam.



FRONT BEDROOM 2 14' x 6' (4.26m x 1.83m) with PVCu double glazed window. Radiator. 6 Power points. TV point. Exposed beam.

FRONT BEDROOM 3 11' 7" x 9' 6" (3.53m x 2.89m) with radiator. PVCu double glazed window. Double and single wardrobes with cupboards. 6 Power points. TV point. Exposed beam.



EN-SUITE SHOWER ROOM with fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Tiled shower enclosure with plumbed-in shower over, curtain and rail. Extractor fan.

EXTERNALLY

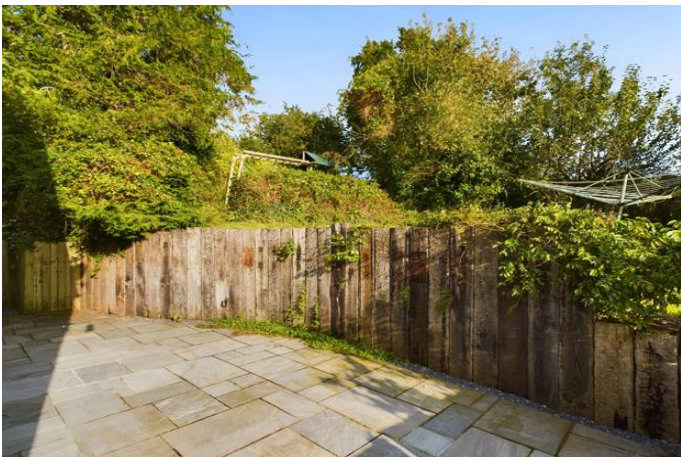
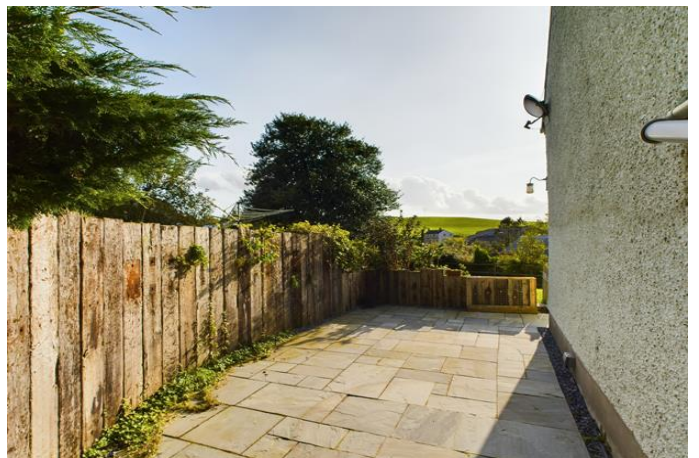
Hardcore entrance drive providing ample private car parking. Front and side lawned gardens. Sunny south facing paved sun terrace. Overgrown rear garden. The gardens are bounded/interspersed with mature trees incorporate fruit trees and afford a good degree of privacy enjoying a sunny south-westerly aspect. **2 OUTSIDE POWER POINTS. GREENHOUSE. GARDEN STORE SHED. 'SAMSUNG' AIR SOURCE HEAT PUMP.**



ADJOINING GARAGE/WORKSHOP 16' 7" x 16' (5.05m x 4.87m) with vaulted ceiling. Double door access. 210 Litre unvented hot water cylinder and associated equipment. PVCu window and PVCu part opaque double glazed door.

THE GARAGE/WORKSHOP AFFORDS EXCELLENT SCOPE FOR RE-DEVELOPMENT TO ADDITIONAL LIVING ACCOMMODATION ETC SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.







THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past 'Morrisons Supermarket/Halfords'** and at the **next roundabout** take the **third exit for Croesyceiliog/'Bro Myrddin' Secondary School** **opposite** the turning for 'Coleg Sir Gar' - **signposted**. Travel **past** the entrance to 'Bro Myrddin' Secondary School **continuing up the hill** to the village of Croesyceiliog. As you **drop down** the hill into the village and having **past** the new development on your right hand side, '**Brynhyfryd**' will be found a little further down on the **left hand side**.

ENERGY EFFICIENCY RATING: - D (59).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 4537-4620-6309-0524-0206.

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

COUNCIL TAX: – BAND D 2023/24 = £1,842.76p. *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.

Details amended – 07.03.24

VIEWING

27.10.2023 - REF: 6688

Strictly by appointment with Gerald R Vaughan Estate Agents