

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



- **WELL PRESENTED MODERN DETACHED BUNGALOW.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **NO FORWARD CHAIN. VIEWS TO FORE.**
- **0.75 MILE CENTRE OF JOHNSTOWN. 1 MILES OF CARMARTHEN TOWN CENTRE.**
- **3 BEDROOMS. 2 LIVING ROOMS. GAS C/H.**
- **FIRST TIME ON THE MARKET SINCE 1971/72.**
- **CLOSE TO 'UWTSO', 'S4C' AND 'PARC DEWI SANT'.**
- **WALKING DISTANCE 'CO-OP' CONVENIENCE STORE ON 'JOB'S WELL ROAD'.**

No 15 Brynteg
Pentremeurig Road
Carmarthen SA31 3ES

£259,950 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.

A well presented most conveniently situated modern traditionally built **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** situated on an established cul-de-sac of mainly similar type dwellings close to 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C Yr Egin', **approximately 0.75 of a mile of the centre of Johnstown** and within **1 mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located within **walking distance of the 'Co-op' Convenience Store on 'Job's Well Road'** and enjoys **ease of access to the A40 dual carriageway at 'Travellers Rest' via the Carmarthen West link road (Ffordd Pendre)**.

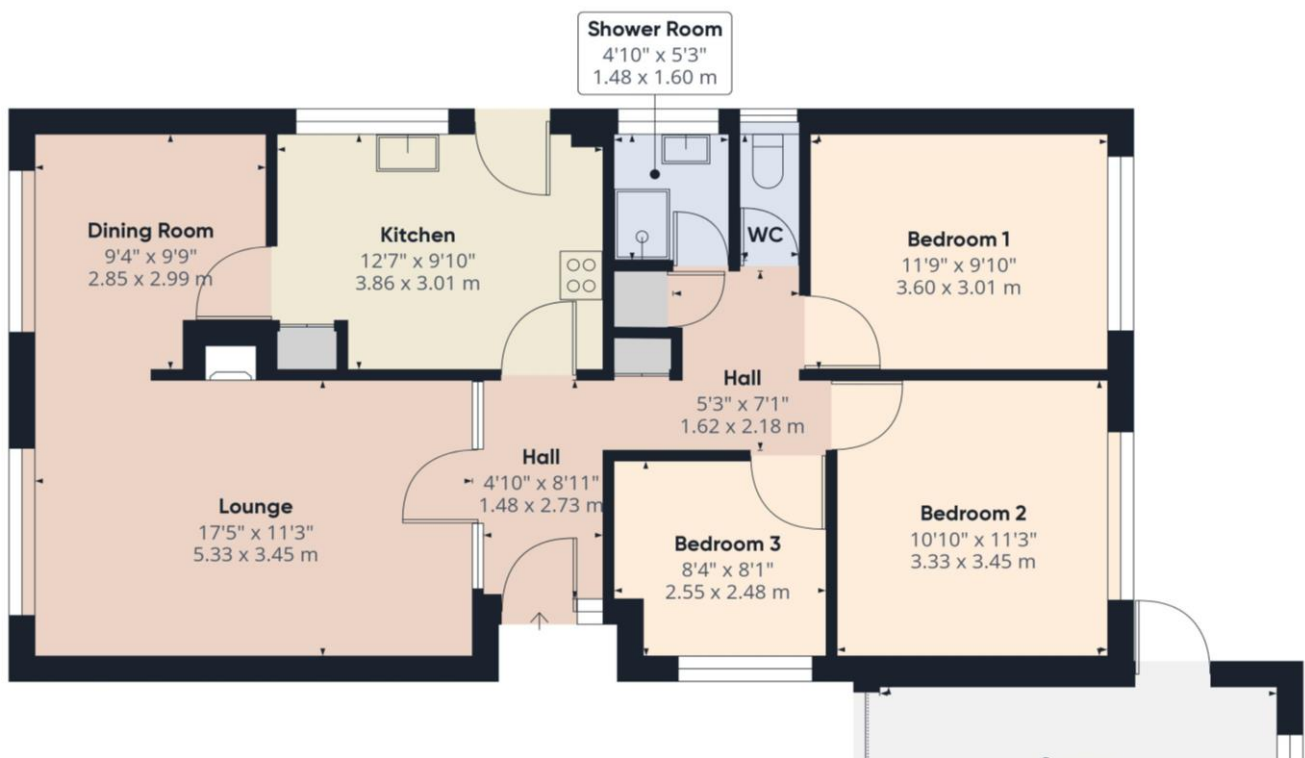
GAS C/H (NEW BOILER 2023). PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT. TEXTURED AND COVED CEILINGS. 8' 1" CEILING HEIGHTS.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE FRONT OF THE PROPERTY.



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 (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2024/25 = £2.085.41p. **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.

SIDE RECESSED ENTRANCE PORCH with terrazzo tiled floor. PVCu entrance door with part opaque double glazed side screen with leaded effect lights to

RECEPTION HALL 9' (2.74m) in depth with telephone point. Radiator. 1 Power point. Glazed door to the Kitchen and

LOUNGE 17' 6" x 11' 5" (5.33m x 3.48m) with PVCu double glazed picture window. Feature reconstituted stone fireplace with terrazzo tiled hearth incorporating a coal effect gas fire. 5 Power points. 4' 9" (1.45m) opening to

DINING ROOM 9' 10" x 9' 4" (2.99m x 2.84m) slightly 'L' shaped with radiator. PVCu double glazed window with a view. 2 Power points. Glazed door to

FITTED KITCHEN/BREAKFAST ROOM 12' 8" x 9' 10" (3.86m x 2.99m) with ceramic tiled floor. PVCu double glazed window. Part tiled walls. Radiator. Range of fitted base and eye level kitchen units incorporating a 1.5 sink unit, 'Neff' double oven, microwave oven, ceramic hob, integrated dishwasher, fridge and cooker hood all with soft close doors/drawers. Plumbing for washing machine. 7 Power points plus fused points. PVCu part opaque double glazed door to outside.

FITTED CUPBOARD housing the 'Worcester' gas fired central heating boiler.

INNER HALL with access to loft space.

2 No. BUILT-IN STORE CUPBOARDS OFF

SHOWER ROOM 5' 3" x 4' 10" (1.6m x 1.47m) with tile effect vinyl floor covering. PVCu opaque double glazed window. Fully tiled walls. Chrome towel warmer ladder radiator. Quadrant shower enclosure with electric shower over, fitted seat and sliding double doors. Wash hand basin with fitted storage cupboards beneath.

SEPARATE WC with tile effect vinyl floor covering. WC in white. Half tiled walls. PVCu opaque double glazed window.

REAR BEDROOM 1 11' 11" x 9' 10" (3.63m x 2.99m) with PVCu double glazed picture window. Radiator. 3 Power points.

REAR BEDROOM 2 11' 4" x 10' 11" (3.45m x 3.32m) with radiator. PVCu double glazed picture window. 4 Power points. Fitted bedroom suite.

SIDE BEDROOM 3 8' 4" x 8' 2" (2.54m x 2.49m) with radiator. 2 Power points. PVCu double glazed window.



EXTERNALLY

Decoratively stoned open plan front lawned garden. Side tarmacadamed entrance drive providing hardstanding for upto 4 vehicles. Gated pathway to one side. Side/rear lawned garden and rear paved patio. The rear garden enjoys a sunny southerly aspect. **OUTSIDE LIGHT AND WATER TAP.**

ADJOINING GARAGE 15' 10" x 8' 4" (4.82m x 2.54m) with PVCu personal door. Up-and-over garage door. 1 Power point. Brick/concrete block built. PVCu double glazed window to rear.





DIRECTIONS: - The property may be approached from **Carmarthen town centre by travelling up 'College Road'** or from **Johnstown by travelling up 'Job's Well Road'** to the **traffic lights adjacent to 'UWTSD/Parc Dewi Sant'**. Turn into **'Pentremeurig Road'** and **turn first right** into 'Brynteg'. Travel to the **'T' junction** and **turn left**. Travel up the hill and the property will be found on the **left hand side on the right hand bend**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.05.2024 - REF: 6812