

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)



- **DECEPTIVELY LARGE FAMILY RESIDENCE OCCUPYING LARGE GARDEN (DOUBLE PLOT).**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE 'CK's' FOODSTORE/POST OFFICE/PETROL STATION IN JOHNSTOWN.**
- **4 BEDROOMS. 2 LIVING ROOMS. SUN LOUNGE. 2 BATHROOMS/WC's.**
- **PRIVATE SUNNY SOUTH FACING LEVEL MAINLY LAWNED GARDEN.**
- **INSULATED CABIN/HOME OFFICE.**
- **WALKING DISTANCE OF LEISURE CENTRE, JOHNSTOWN PRIMARY SCHOOL AND 'Q.E.' HIGH SCHOOL.**

**The Retreat**

Nos 17-19 Maes y Dderwen  
Monument Hill  
Carmarthen SA31 3LX

**£415,000** OIRO  
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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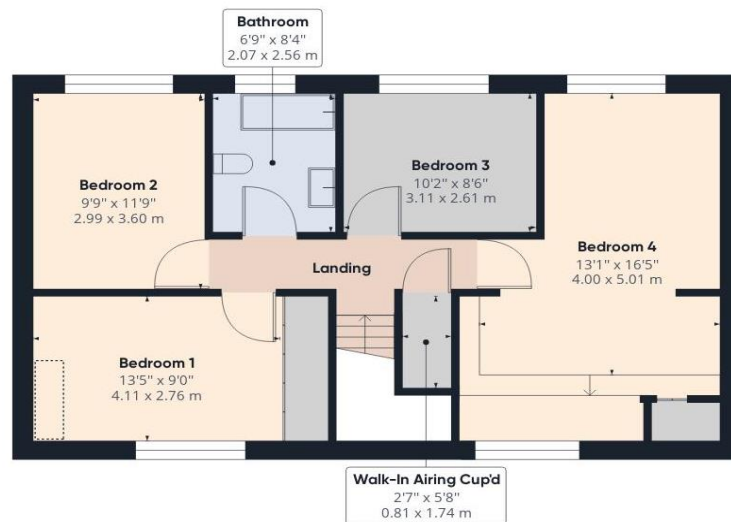
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The Property  
Ombudsman

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** Building 1



**Floor 1** Building 1

A well presented **deceptively large** most conveniently situated traditionally built modern (circa. early to mid 1970's) double fronted **4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** situated on an established **sought after cul-de-sac** of varying types and designs **just off** a regular bus route within **walking distance** of the local food stores/Post Office on 'Job's Well Road' and 'Old St. Clears Road,' is within **walking distance** of Tesco Supermarket, 'Parc Dewi Sant,' 'UWTSD,' 'Canolfan S4C yr Egin,' the Leisure Centre, Johnstown Primary School, 'Q.E.' High School and 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 dual carriageway.

**NO FORWARD CHAIN. PVCu DOUBLE GLAZED WINDOWS.**

**GAS CENTRAL HEATING** with thermostatically controlled radiators - **NEW BOILER 2011.**

**PLASTIC FASCIA AND SOFFIT. CAVITY WALL INSULATION (2012).**

**TEXTURED AND COVED CEILINGS. 8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR.**

**THE FITTED CARPETS ARE INCLUDED.**

*Applicants may be interested to note that since December 2000 a CONSERVATORY/SUN LOUNGE has been provided, the 2 BATHROOMS have been renewed, some new flooring has been carried out, 2 new consumer units have been provided, new double glazed windows to the rear elevation at first floor level have been provided, new garage roof etc.*

**ENTRANCE HALL 5' 8" x 5' 1" (1.73m x 1.55m)** with PVCu opaque double glazed double doors to outside. Tile effect laminate flooring. Cloak hooks. PVCu double glazed double French doors to



**RECEPTION HALL 11' 9" x 5' min. (3.58m x 1.52m)** with telephone point. Engineered light oak boarded floor. Radiator with decorative cover. 2 Power points.



**FITTED KITCHEN/BREAKFAST ROOM 17' 8" x 9' 8" (5.38m x 2.94m)** with engineered light oak boarded effect flooring. Smooth skimmed and coved ceiling. PVCu opaque double glazed door to side. PVCu double glazed door and side screens to and overlooking the decked terrace at rear. Part tiled walls. Brushed steel power points and light switches. Range of fitted base and eye level kitchen units incorporating a 'Neff' ceramic hob with splashback, canopied cooker hood, 'Neff' double oven, pan drawers, sink unit, 'Bosch' dishwasher and breakfast bar. 4 USB charger ports. 8 Power points plus fused points. Opening to



**UTILITY ROOM 9' 1" x 5' 4" (2.77m x 1.62m)** with engineered light oak boarded floor. PVCu double glazed window to fore. Wall mounted 'Worcester' gas fired central heating boiler (2011). Fitted shelving. Plumbing for washing machine. 5 Power points. Double enamelled Butlers sink. Wall unit.

**SHOWER ROOM 6' 2" x 6' 1" (1.88m x 1.85m)** with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Quadrant shower enclosure with plumbed in shower over.

**LOUNGE 21' 1" x 11' 10" (6.42m x 3.60m)** with USB charger port. Engineered light oak boarded floor. 2 Radiators - one with a decorative cover. Opaque glazed double doors to the Hall. Telephone point. 14 Power points. Feature fireplace incorporating a coal effect gas fire. 2 Wall light fittings. **2 Pairs of hardwood double doors to the Sun Lounge.** Opaque glazed double doors to

**SUN LOUNGE 20' 10" x 9' 10" (6.35m x 2.99m) originally built as a Conservatory** being half PVCu double glazed on three sides. Smooth skimmed ceiling with recessed downlighting. Radiator. 14 Power points. Pine boarded effect laminate flooring. PVCu double glazed double French doors to the decked terrace. PVCu double glazed window that leads to the Cabin/Home Office.

**From the lounge glazed double doors give access to**

**DINING ROOM 18' 2" x 12' 4" (5.53m x 3.76m)** with double aspect. 2 Wall light fittings. 4 PVCu double glazed windows. 8 Power points. Staircase to first floor. 3 Radiators. Understairs storage area.

**FIRST FLOOR** - moulded white panel effect internal doors. Feature alcove to stairwell.

**LANDING** with radiator.

**WALK-IN AIRING/LINEN CUPBOARD OFF 5' 9" (1.75m) in depth** with radiator. Fitted shelving.

**FRONT BEDROOM 1 13' 6" x 9' 1" (4.11m x 2.77m) plus** fitted bedroom suite incorporating wall to wall/floor to ceiling fitted wardrobes. PVCu double glazed window. 5 USB charger ports. Wi-fi enhancer. 4 Power points. Radiator.

**REAR BEDROOM 2 11' 11" x 9' 11" (3.63m x 3.02m)** with PVCu double glazed window. Radiator. Smooth skimmed and coved ceiling. USB charger port. 6 Power points. **This room was re-floored in 2005.**

**FAMILY BATHROOM 8' 6" x 6' 9" (2.59m x 2.06m)** with ceramic tiled floor. Extractor fan. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed in shower over with hand held and rainhead showers over. Shaver point. Access to attic space via folding loft ladder which is boarded out, has electric light and has a restricted headroom. **This room was re-floored in 2005.**

**REAR BEDROOM 3 10' 3" x 8' 7" (3.12m x 2.61m)** with radiator. PVCu double glazed window. 4 Power points. Fitted 'Sharps' floor to ceiling wardrobes. This room has been adapted for use as a dressing room.

**MASTER BEDROOM 4 21' 5" x 14' 6" (6.52m x 4.42m) overall** plus eaves storage cupboards off. 'L' shaped. Split level floor. 2 Radiators. 10 Power points. USB charger port. Double aspect. 2 PVCu double glazed windows. Ceiling fan.



## EXTERNALLY

The residence occupies a **double plot** that incorporates a walled tarmacadamed forecourt with raised herbaceous beds that provides ample private car parking and turning and which leads to the garage on one side. Decorative slate area to the other side that leads to the Cabin/Home Office. Paved sun terrace off the entrance door. There is to the rear a **landscaped sunny south facing enclosed level mainly lawned garden** with decked and paved sun terraces, decorative slate areas, raised rose garden etc. **that affords a good degree of privacy.** To the side of the Cabin is a decked drying area. **GAZEBO.**

**COVERED VERANDA 14' 4" x 5' 8" (4.37m x 1.73m)** double doors to

**CABIN/HOME OFFICE 19' 3" x 14' 4" (5.86m x 4.37m)** with Cedar shingle roof. 60mm Thick walls with insulated floor and roof. 4 Double glazed windows. Part double glazed door to fore. Part double glazed double doors to the **VERANDA.** Electricity connected. 18 Power points. Telephone point.

**DETACHED SINGLE GARAGE** of sectional construction.









**DIRECTIONS:** - From **Carmarthen town centre** 'Maes y Dderwen' is located by **travelling up 'Picton Terrace'** **past** the National Assembly of Wales Government Buildings, 'The Barracks' and 'Picton Monument' and as you **travel down 'Monument Hill'** **turn left opposite 'Heol Becca'** into 'Maes y Dderwen' and the property will be found on the **left hand side** as you travel around the right hand bend.

**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 F 2023/24 = £ 2,805.17p. *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

03.06.2023 - REF: 6607