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Est. 1998

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- MODERN DETACHED FAMILY RESIDENCE IN SOUGHT AFTER AREA.
- 4 BEDROOMS. 2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- PRIVATE LEVEL MAINLY LAWNED LANDSCAPED GARDENS.
- VERY WELL PRESENTED IMMACULATE ACCOMMODATION.
- CONSERVATORY. 2 BATHROOMS. 3 WC'S.
- OIL C/H. DETACHED DOUBLE GARAGE.
- 2.5 MILES CARMARTHEN TOWN CENTRE.

No 17 Ffordd y Briallu
Abergwili
Carmarthen SA31 2JU

£450,000 OIRO
FREEHOLD

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



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An immaculate very well presented modern most conveniently situated traditionally built (circa. 1999) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** having been built to a 'Shillingford' design (largest of the 4 bedroom houses on the cul-de-sac) by 'Bloor Homes' being located enjoying a **private sunny position in a much sought after residential area** at the head of a popular cul-de-sac of similar type dwellings on the periphery of yet within **half a mile** of the centre of the village community of Abergwili that offers a Primary School, Public House/Restaurant and the 'Carmarthenshire County Museum' and Park and which in turn is located just off the Carmarthen Southern By-Pass enjoying **ease of access** to '**Glangwili General Hospital**' (1.5 miles), **approximately 2.5 miles east** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located within a **short walk of 'Carmarthen Quins Rugby Football Playing Fields'** and enjoys **ease of access** to the A40 Carmarthen to Llandeilo trunk road (0.3 mile) and A485 Carmarthen to Lampeter trunk road (0.8 mile).

OIL C/H with some radiators thermostatically controlled. **CAVITY WALL INSULATION.**

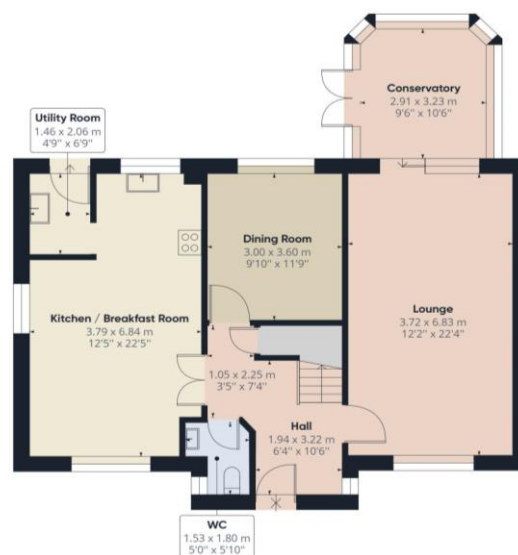
PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

SMOOTH SKIMMED AND COVED CEILINGS.

7' 8" (2.13M) CEILING HEIGHTS TO THE GROUND FLOOR.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor Building 1



Floor 1 Building 1

PILLARED/CANOPIED ENTRANCE PORCH with security composite entrance door with opaque double glazed lights to

RECEPTION HALL 10' 6" (3.20m) in depth with radiator. PVCu double glazed window. Staircase to First Floor. 3 Power points. Telephone point. C/h room thermostat. Mains smoke detector. Glazed double doors to the Kitchen/Breakfast room.

WALK-IN UNDERSTAIRS STORAGE/CLOAKS CUPBOARD

SEPARATE WC with radiator. Boarded effect vinyl floor covering. Half tiled walls. PVCu opaque double glazed window. Electricity consumer unit. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath.

LOUNGE 22' 5" x 12' 1" (6.83m x 3.68m) with double aspect. 2 Radiators with thermostatic valves. PVCu double glazed window to fore. Feature composite fireplace with coal effect electric fire. TV point. 6 Power points. PVCu plastic coated aluminium double glazed sliding patio door to

CONSERVATORY 10' 7" x 9' 9" (3.22m x 2.97m) with ceramic tiled floor. Half PVCu double glazed on a brick wall under a polycarbonate roof. 6 Power points. Programmable electric panel heater.

DINING ROOM 11' 9" x 9' 9" (3.58m x 2.97m) with radiator. PVCu double glazed window overlooking the rear garden. 6 Power points.

FITTED KITCHEN/BREAKFAST ROOM 22' 6" x 12' 5" (6.85m x 3.78m) overall 'L' shaped with 2 radiators. Triple aspect. PVCu double glazed windows to front, rear and side. Vinyl floor covering. Telephone point. Recessed downlighting. 12 Power points plus fused points. Part tiled walls. Range of fitted base and eye level kitchen units incorporating an integrated fridge and freezer, glazed display units, canopied cooker hood, 'AEG' electric double oven, 2 wine racks, hob, ceramic 1½ bowl sink unit and 'NEFF' dishwasher. Archway to

UTILITY ROOM 6' 8" x 4' 8" (2.03m x 1.42m) with part tiled walls. Ceramic tiled floor. Recessed downlighting. Plumbing for washing machine. Range of fitted base and eye level kitchen units to match the kitchen, incorporating a sink unit. Oil fired central heating boiler. 2 Power points plus fused points. Part opaque double glazed door to rear.

FIRST FLOOR

GALLERIED style LANDING with 1 power point. Radiator. Mains smoke detector. Access to Loft Space via retractable ladder to a fully boarded attic space.

BUILT-IN AIRING/LINEN CUPBOARD with radiator. Slatted shelving.



FRONT BEDROOM 1 9' 9" x 7' 4" (2.97m x 2.23m) with radiator. 4 Power points. Telephone point. PVCu double glazed window with a view.

FRONT BEDROOM 2 12' 9" x 8' 6" (3.88m x 2.59m) plus built-in double and single wardrobe. Radiator. 5 Power points. PVCu double glazed window with a view.

REAR BEDROOM 3 11' 7" x 10' 9" (3.53m x 3.27m) extending to 12' 9" (3.88m) plus built-in double and single wardrobe. 3 Power points. Radiator. PVCu double glazed window.

FAMILY BATHROOM with boarded effect flooring. Half tiled walls. PVCu opaque double glazed window. Recessed downlighting. Extractor fan. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panel bath with shower attachment. Tiled shower enclosure with plumbed in shower over and shower door.

MASTER BEDROOM SUITE COMPRISING: -

BEDROOM 4 15' 11" x 12' 5" (4.85m x 3.78m) with TV and Telephone points. 5 Power points. Radiator. PVCu double glazed window with a view towards 'Llangunnor Church'. Door to

DRESSING ROOM 6' 3" x 5' 6" (1.90m x 1.68m) plus wall to wall/floor to ceiling double and single wardrobes. Radiator. PVCu double glazed window. 1 Power point. Door to

EN-SUITE BATHROOM 8' 5" x 6' 3" (2.56m x 1.9m) with boarded effect flooring. Half tiled walls. Recessed downlighting. Radiator. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled shower enclosure with plumbed in shower over and shower door.

EXTERNALLY

Established well stocked level mainly lawned gardens that afford a good degree of privacy that incorporate a tarmacadamed entrance drive that leads past the house to the double garage and which provides ample private car parking. Lawned front garden areas with mature ornamental shrubs. Gated pathways to either side. Rear enclosed level lawned garden with paved sun terraces. Side decoratively stoned drying area and soft fruit bush garden with blackcurrant and gooseberry bushes. **OUTSIDE LIGHT, WATER TAP AND POWER POINT. OIL STORAGE TANK. GARDEN STORE SHED.**

DETACHED DOUBLE GARAGE 16' 5" x 16' 4" (5m x 4.97m) concrete block built with 2 up and over garage doors. Power and lighting. Personal door. 8 Power points.











DIRECTIONS: - From the **Carmarthen** the property may be approached **either** by travelling through **Abergwili** or by taking the **Carmarthen southern By-Pass**. In **both cases** at the **roundabout at the end of the By-Pass opposite 'Carmarthen Museum'** **turn first left** into '**Heol Castell Pigyn**'. Travel **past** the turnings for '**Merlin's Hill**' and '**Wellfield Road**' and **turn next right** into '**Clos yr Onnen**' **opposite** the playing fields and then **first left into 'Ffordd y Briallu'** and the property will be found at the **head of the cul-de-sac** on the **left hand side**.

ENERGY EFFICIENCY RATING: - D (65).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0763-2863-6236-2920-1571.

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

COUNCIL TAX: - BAND F 2023/24 = £2,667.12p. *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

18.05.2023 - REF: 6365