

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **VERY WELL PRESENTED IMMACULATE INDIVIDUALLY BUILT DETACHED RESIDENCE.**
- **PV PANELS PROVIDING AN INCOME.**
- **2 ENTRANCE DRIVES. ON BUS ROUTE.**
- **VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER CARMARTHEN, THE LOWER TOWY VALLEY AND BEYOND.**
- **4 BEDROOMS. 2 LIVING ROOMS. BATHROOMS/WC's.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **AMPLE PRIVATE CAR PARKING.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

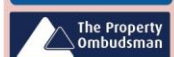
Crud yr Awel
Capel Evan Road
Carmarthen SA31 1EJ

£339,950 OIRO
FREEHOLD

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

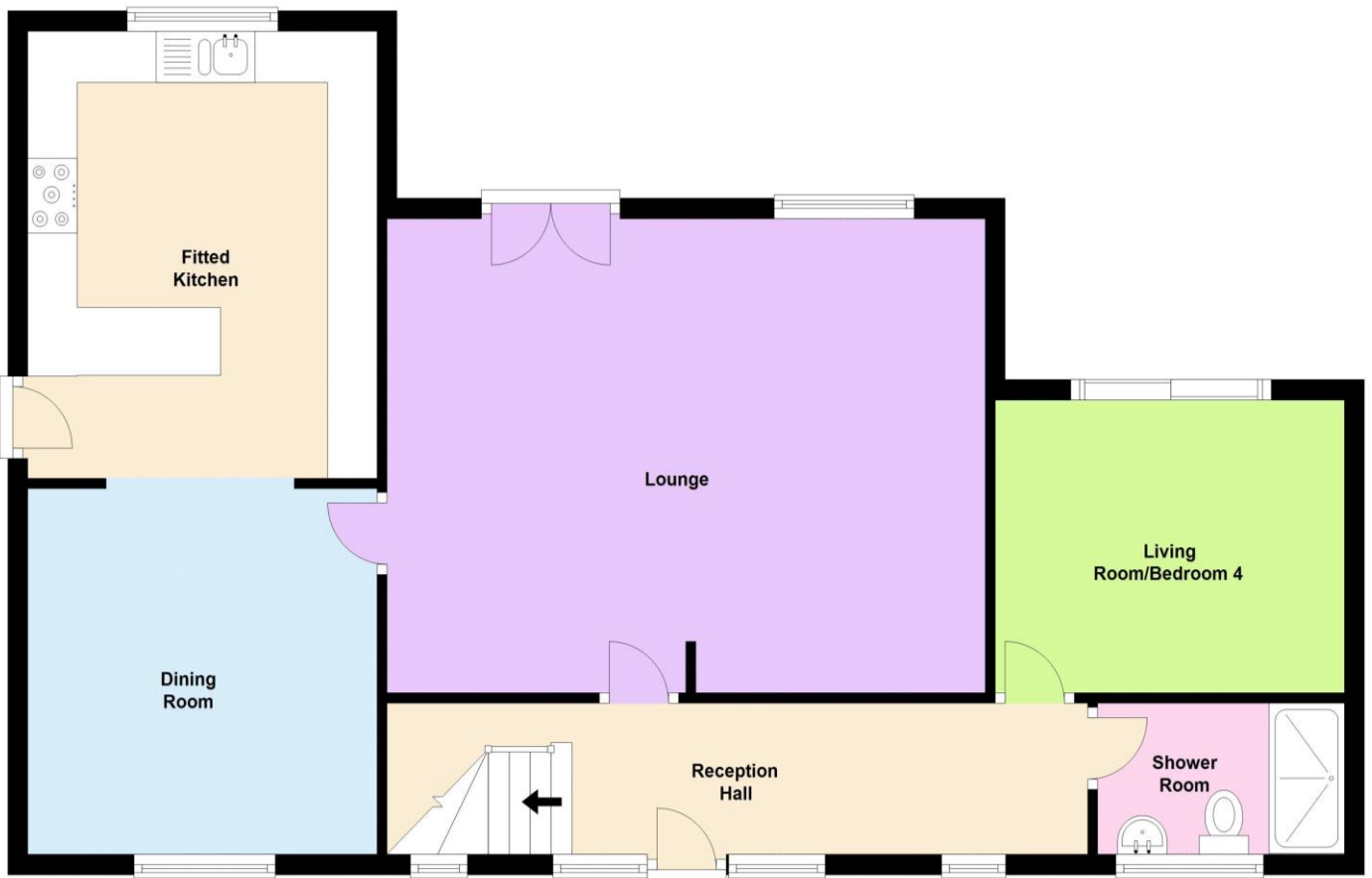


Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.



First Floor

Approx. 75.8 sq. metres (815.6 sq. feet)



Ground Floor

Approx. 82.4 sq. metres (886.4 sq. feet)

A conveniently situated *very well presented immaculately maintained* modern individual traditionally built (1985) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED RESIDENCE** affording *spacious light and airy contemporary accommodation* having an attractive part brick facade being located fronting onto 'Capel Evan Road' just *before* entering 'Llwynmeredydd' and *opposite* the entrance to 'Courtlands Park' on a **bus route** within *walking distance* of the readily available facilities and services at the centre of the County and Market town of Carmarthen and Glangwili General Hospital.

GLORIOUS FAR REACHING VIEWS ARE ENJOYED TO THE REAR OF THE PROPERTY OVER THE LOWER TOWY VALLEY, CARMARTHEN AND BEYOND.

PHOTOVOLTAIC SOLAR PANELS (PV Solar UK) **providing an income** currently of **approximately £1,800 to £2,000 per year** (48.84 per KWH) plus reduced electricity bills.

GAS CENTRAL HEATING with thermostatically controlled radiators (2016).

PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION (2006).

SMOOTH SKIMMED CEILINGS - COVED TO THE GROUND FLOOR.

8' 1" CEILING HEIGHTS TO THE GROUND FLOOR. PLASTIC FASCIA AND SOFFIT.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

Applicants may be interested to note that the property has been completely redecorated and some landscaping has taken place since 2017.

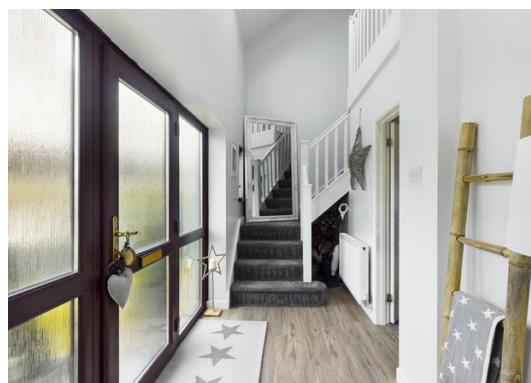
CANOPIED ENTRANCE PORCH with PVCu opaque double glazed entrance door and side screens to

RECEPTION HALL 23' 3" x 4' 10" (7.08m x 1.47m) with 'Karndean' flooring. Vaulted ceiling with 2 double glazed Velux windows. 2 Radiators. 2 PVCu double glazed windows to fore. Staircase to First Floor. 2 Power points. Understairs storage area.

SHOWER ROOM 8' 2" x 4' 10" (2.49m x 1.47m) with PVCu opaque double glazed window. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled double shower enclosure with plumbed-in 'rainhead' shower over and sliding shower door. Porcelain tiled floor.

BEDROOM 4/LIVING ROOM/SNUG 11' 7" x 9' 4" (3.53m x 2.84m) with 'Karndean' flooring. Radiator. 4 Power points. PVCu double glazed sliding patio door to rear with far reaching views over Carmarthen the lower Towy valley and beyond. Textured and coved ceiling.

LOUNGE 19' 9" x 15' 2" (6.02m x 4.62m) formerly 2 rooms with 2 radiators. PVCu double glazed window and PVCu double glazed French double doors to rear **both with far reaching views over Carmarthen, the lower Towy valley and beyond.** 12 Power points. 2 TV points. Telephone point.



DINING ROOM 11' 8" x 11' 7" (3.55m x 3.53m) with 'Karndean' flooring. PVCu double glazed window to fore. 8 Power points. TV and telephone points. Radiator. 6' 3" (1.90m) wide opening to

FITTED KITCHEN 14' 3" x 11' 7" (4.34m x 3.53m) with 'Karndean' flooring. PVCu part opaque double glazed door to side. PVCu double glazed window to rear with **far reaching views over Carmarthen town and beyond**. Range of fitted base and eye level 'Colonial' kitchen units with soft-close drawers/doors incorporating a 1½ bowl sink unit, 'Belling' electric double oven, glazed display units, 'NordMende' five burner gas hob, canopied cooker hood, breakfast bar, integrated upright fridge, dishwasher and washing machine all with feature plinth lighting. 11 Power points plus fused points. Recessed downlighting. Fitted cupboard housing the electric consumer unit, PV panel isolator and meter.

FIRST FLOOR

GALLERIED style LANDING with radiator. Access to loft space. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD housing the 'Ideal Independent+' gas fired central heating boiler. Fitted slatted shelving.

MASTER DOUBLE BEDROOM 1 15' 5" x 11' 7" (4.70m x 3.53m) with double aspect. Part sloping ceiling. Eaves storage cupboards off. 15 Power points. TV point. Recessed downlighting. Double glazed Velux window with **far reaching views over Carmarthen town and the lower Towy valley towards Llangunnor and beyond**. PVCu double glazed window to side with **views towards the Black Mountains** in the distance on a clear day.

WALK-IN WARDROBE OFF 11' 6" x 5' (3.50m x 1.52m) with **2 doors to the Bedroom**. Laminate flooring. Fitted shelving and hanging rail. Sloping ceiling.

BATHROOM 9' 7" x 7' 1" (2.92m x 2.16m) with tile effect vinyl floor covering. Chrome towel warmer ladder radiator. Double glazed Velux window with far reaching views over Carmarthen town, the lower Towy valley and beyond. 3 Walls fully tiled. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment. Mirrored bathroom cabinet.

REAR BEDROOM 2 11' 7" x 9' 7" (3.53m x 2.92m) with radiator. Double glazed window with views over Carmarthen town and the lower Towy valley and beyond. 4 Power points. Part sloping ceiling.

REAR BEDROOM 3 14' 7" x 11' 7" (4.44m x 3.53m) with PVCu double glazed window with far reaching views over Carmarthen and beyond. 10 Power points. TV point. Recessed downlighting. Fitted wardrobes. Part sloping ceiling.



EXTERNALLY

Walled/gated lawned front garden. Walled/gated concreted entrance drive providing hardstanding for one car to one side with to the other side of the dwelling a brick paved entrance drive providing further private car parking and space if so desired for the parking of a caravan/motorhome and which leads to the Garage. There is to the rear a sunny south facing paved/decoratively stoned sun terrace running the width of the dwelling and from which **glorious views are enjoyed over the Lower Towy Valley, Carmarthen and beyond.** There is to one side a close boarded fenced lawned garden. **OUTSIDE LIGHT AND WATER TAP. POWER POINTS. SUMMER HOUSE.**

LINKED GARAGE 17' 5" x 9' 2" (5.30m x 2.79m) with electronically operated up-and-over Garage door. Concrete block built. Power and lighting. PVCu double glazed personal door. Aluminium opaque double glazed window. Vaulted ceiling.









AERIAL PHOTOGRAPH TAKEN 2017

DIRECTIONS: - From **Carmarthen town centre** travel along '**Richmond Terrace**' **past** 'Parc Myrddin' and the Recreational Ground and **turn next left** into '**Capel Evan Road**'. **Travel up** 'Capel Evan Road' **past** the turnings for 'Park Hall', 'Belvedere Avenue' and the left hand turning for 'Lluest y Bryn' continuing **around the right hand bend** and the property will be found on the **right hand side opposite** the turning for 'Courtlands Park' **just before** entering 'Llwynmeredydd'.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8704-9264-0429-1027-5463.

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

COUNCIL TAX: - BAND E. 2022/23 = £ 2,230.09p. *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 – 10.10.22 and 02.08.23

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

07.09.2022 - REF: 6455