

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **VERY WELL PRESENTED END OF LINK HOUSE.**
- **FITTED KITCHEN/DINING ROOM.**
- **PARKING FOR UPTO 2 VEHICLES.**
- **3 STORE SHEDS.**
- **1 MILE ST. CLEARS TOWN CENTRE.**
- **3 BEDROOMS. 2 WC's. OIL C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE SUNNY REAR GARDEN WITH VEGETABLE GARDEN OFF.**
- **4 MILES RAILWAY STATION AT WHITLAND.**

No 30 Gors Fach
Pwll Trap
St. Clears SA33 4AQ

£189,950 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.

An attractive traditionally built (Circa. 1980/81) **DOUBLE FRONTED 3 BEDROOMED END OF LINK HOUSE** (1 of 4) situated on an established cul-de-sac of former Local Authority built dwellings of varying types and designs most of which are now privately owned being located **just off a bus route**, within walking distance of **the Public House at the centre of the village of Pwll Trap approximately 1 mile of the good range of local facilities and services at the centre of St. Clears** which in turn is located on the A40 trunk road some **10 miles west of the County and Market town of Carmarthen**. The property is located within **4 miles of the Market town of Whitland** that offers a Railway Station and enjoys ease of access to the extensive sandy beach at Pendine and varied West Wales coastline.

FIRST TIME ON THE MARKET IN 40 YEARS. NO FORWARD CHAIN.

OIL C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

PLASTIC FASCIA AND SOFFIT. TEXTURED CEILING - SOME COVERED.

7' 9" (2.36m) CEILING HEIGHTS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT NEW KITCHEN FITMENTS WERE PROVIDED IN 2018 AND THE SHOWER ROOM WAS MODERNISED AND UPDATED IN 2023.

ENTRANCE PORCH with PVCu entrance door with opaque double glazed lights to

RECEPTION HALL 16' 1" x 6' 1" (4.90m x 1.85m) with radiator. 3 Power points. Staircase to first floor. Understairs storage cupboard. 'Worcester' oil fired central heating combi boiler.

BUILT-IN CLOAKS CUPBOARD OFF 4' 1" (1.24m) in depth

SEPARATE WC with 2 piece suite in white comprising wash hand basin with tiled splashback and WC. Radiator. PVCu opaque double glazed window.

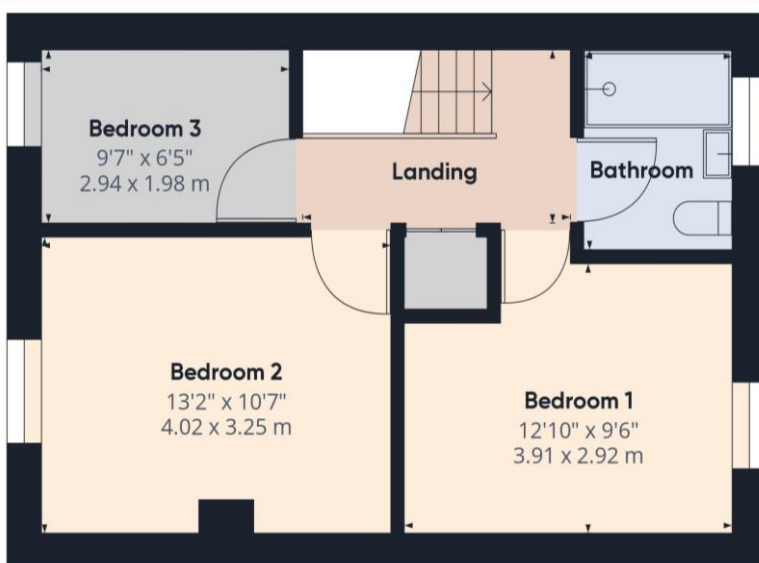
LIVING ROOM 13' 1" x 11' (3.98m x 3.35m) with boarded effect laminate flooring. Radiator. PVCu double glazed window. Open fireplace. 5 Power points. TV and telephone points.

FITTED KITCHEN/DINING ROOM 17' 6" x 9' 10" (5.33m x 2.99m) with ceramic tiled floor. Radiator. 2 PVCu double glazed windows. 9 Power points plus fused points. Range of fitted base and eye level kitchen units (2018) incorporating a 'Samsung' hob, oven, canopied cooker hood, integrated 'slimline' dishwasher, Butler's sink, pull-out drawer and carousel unit.

DEEP BUILT-IN DOUBLE STORE CUPBOARD OFF



Ground Floor



Floor 1

FIRST FLOOR

LANDING with access via retractable loft ladder to a mainly boarded attic space.

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

SHOWER ROOM (2023) 7' 5" x 5' 8" (2.26m x 1.73m) with ceramic tiled floor. PVCu opaque double glazed window. Tiled/waterproof panelled walls. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin. Double shower enclosure with plumbed-in shower over and shower screen.

REAR BEDROOM 1 12' 11" x 9' 8" (3.93m x 2.94m) overall 'L' shaped with PVCu double glazed window. 2 Power points. Radiator.

FRONT BEDROOM 2 13' 2" x 10' 8" (4.01m x 3.25m) with 3 power points. PVCu double glazed window. Radiator.

FRONT BEDROOM 3 9' 8" x 6' 6" (2.94m x 1.98m) with radiator. PVCu double glazed window. 1 Power point.

EXTERNALLY

Open plan front lawned garden. Concreted/decorative slate hardstanding/private parking for upto 2 vehicles. Gated side lawned garden with herbaceous borders. Rear paved/decorative slate/concreted patio areas with steps up to a further paved terrace that leads to a vegetable garden that extends for a depth of approximately 35' (10.67m). The rear garden enjoys a sunny southerly aspect and affords a good degree of privacy.

OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.

STORE SHED 5' x 4' 6" (1.52m x 1.37m) concrete block built.

GARDEN STORE SHED 6' 4" x 3' 9" (1.93m x 1.14m) concrete block built.

STORE SHED NO 2 8' 10" x 5' 1" (2.69m x 1.55m) Concrete block built. Power and lighting.









DIRECTIONS: - From the **centre of St. Clears** take the '**Pwll Trap Road.**' Continue **through** the centre of Pwll Trap **towards the A40 (Whitland direction)** keeping the '**White Lion**' **Public House** on your left hand side and **turn next left into 'Gors Fach'**. Continue into the estate and the property will be found just after a **left hand bend** on the **right hand side**.

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 and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND C 2024/25 = £1,792.25p. **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

27.04.2024 - REF: 6809