

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE VERY WELL PRESENTED SEMI-DETACHED TOWN HOUSE.
- 10 YEAR NHBC. 2 WC's. GAS C/H.
- LANDSCAPED FRONT, SIDE AND REAR GARDENS.
- JUST OFF A40 DUAL CARRIAGEWAY.
- IMMACULATE 3 BEDROOMED ACCOMMODATION OVER 3 FLOORS.
- PVCu DOUBLE GLAZED WINDOWS.
- PARKING FOR UPTO 4 VEHICLES.
- 1 MILE 'UWTS'D,' 'PARC DEWI SANT' AND 'S4C.'

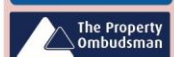
No 32 Maes Pedr
Travellers Rest
Carmarthen SA31 3BR

£219,950 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.

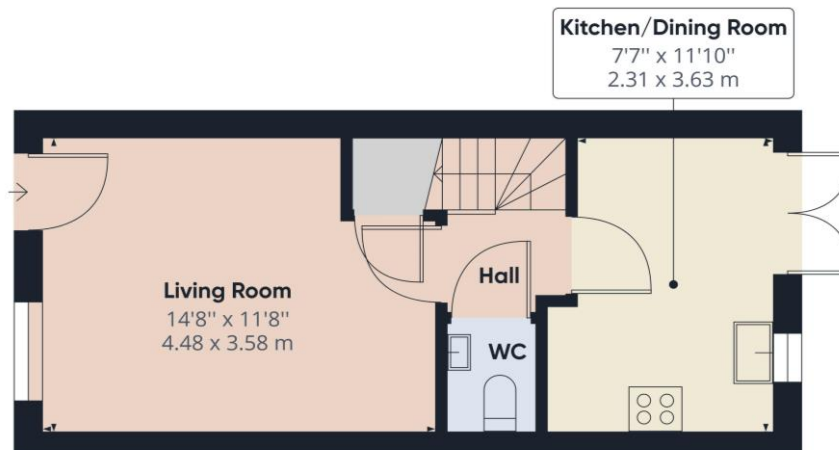
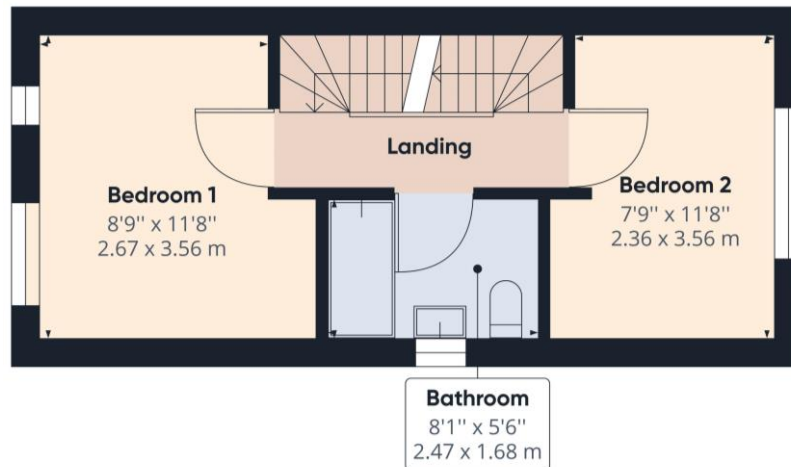
A most conveniently situated **immaculate very well presented** modern (2016) three storey **3 BEDROOMED SEMI-DETACHED TOWN HOUSE** having attractive brick elevations occupying **level landscaped gardens** situated at the **head of a cul-de-sac** that forms part of a modern residential estate of varying types and designs **just off** the Carmarthen to St. Clears A40 dual carriageway and Carmarthen Western Link Road ('Ffordd Pendre') connecting 'Travellers Rest' with 'Parc Dewi Sant'/'UWTSD' and 'Canolfan S4C yr Egin' some **2.5 miles west** of 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 Primary/Secondary Schools and Leisure Centre on the 'Llansteffan Road' in Johnstown and A48 dual carriageway, with Glangwili General Hospital being approximately **4 miles distant**.

GAS C/H with thermostatically controlled radiators. **10 YEAR NHBC.**

FIRE DOORS TO MOST ROOMS. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIAS.

SMOOTH SKIMMED CEILINGS. SOLID OAK BOARDED EFFECT FLOORING to the ground floor.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.



CANOPIED ENTRANCE PORCH with part opaque double glazed composite entrance door to

LOUNGE 15' x 11' 9" (4.57m x 3.58m) overall with oak boarded effect floor. Radiator. PVCu double glazed window to fore. C/h timer control. 8 Power points. TV and telephone points. Feature tiled fireplace incorporating an electric fire. Understairs storage cupboard. Door to

INNER HALL with mains smoke alarm. Oak boarded effect flooring. Staircase to first floor. 2 Power points.

SEPARATE WC with 'Heritage' radiator. Oak boarded effect flooring. Extractor fan. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC.

FITTED KITCHEN/DINING ROOM 11' 9" x 8' 8" (3.58m x 2.64m) with part tiled wall. Oak boarded effect flooring. Carbon Monoxide detector. PVCu double glazed window and PVCu double glazed 'French' double doors to and overlooking the rear garden. Upright panel radiator. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, gas hob and cooker hood. Plumbing for dishwasher. 6 Power points plus fused points. Wall mounted LOGIC COMBI ESP30 gas fired central heating boiler.

FIRST FLOOR

LANDING with mains smoke alarm. Radiator. 2 Power points. Staircase to the second floor.

FRONT BEDROOM 1 11' 9" x 8' 9" (3.58m x 2.66m) with fitted wardrobe having 2 sliding doors. 2 PVCu double glazed windows. 4 Power points.

FAMILY BATHROOM 7' 11" x 5' 7" (2.41m x 1.70m) with boarded effect laminate flooring. Extractor fan. Part tiled walls. PVCu opaque double glazed window. Copper effect towel warmer ladder radiator. 3 Piece suite comprising wash hand bowl with fitted storage cupboard beneath and WC/double ended bath tub in white with plumbed-in dual head shower over (handheld and rainhead).

REAR BEDROOM 2 11' 9" x 8' 11" (3.58m x 2.72m) overall slightly 'L' shaped with radiator. PVCu double glazed window. 4 Power points.

SECOND FLOOR

LANDING with 2 power points.

BUILT-IN CUPBOARD OFF

MASTER BEDROOM 3 20' 1" x 8' 5" (6.12m x 2.56m) with part sloping ceilings having 3 double glazed 'Velux' windows with views. C/h thermostat control. Access to loft space. Radiator. 6 Power points. **Built-in cupboard/wardrobe off.**



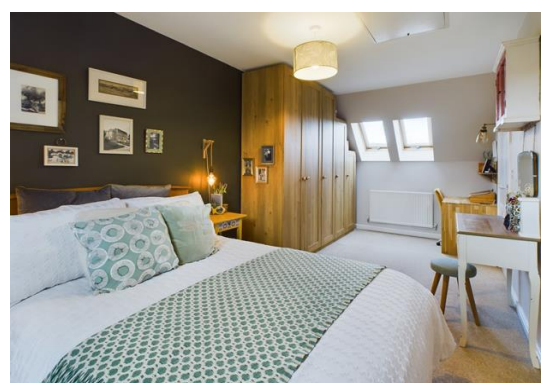
EXTERNALLY

Tarmacadamed forecourt providing hard standing for up to 4 vehicles. Front decorative stoned garden with ornamental shrubs. Side gated paved pathway and storage area. There is to the rear/side a sunny south facing enclosed landscaped garden that incorporates a lawn with herbaceous borders, decorative stoned areas, ornamental pond and rockery, cherry and plum trees together with a paved terrace with pergola. **OUTSIDE LIGHT, WATER TAP and 2 OUTSIDE POWER POINTS.**

AVAILABLE BY SEPARATE NEGOTIATION:-

GARDEN STORE SHED 13' x 9' (3.96m x 2.74m) with double doors. Timber frame. Boarded floor. 2 Windows.

ELECTRIC CHARGER PORT also available by separate negotiation.







DIRECTIONS: - From **Carmarthen** the property may be located by taking the **A40 dual carriageway** west towards **St Clears**. Travel **past B&Q** and the left hand turning for **Johnstown continuing towards St. Clears** and **turn next left** for **Llanllwch/Carmarthen Veterinary Centre/Park and Ride (signposted)**. **Turn first left off the slip road** that leads to the Cattle Market and village of Llanllwch and **travel over the dual carriageway** and take the **second exit at the roundabout**. Continue a short distance along and **turn right into 'Maes Pedr'**. **Once** you have turned into 'Maes Pedr' **turn first right** and continue to the **'T' junction** and **turn right** and the property will be found at the **head of the cul-de-sac directly in front of you**. **ALTERNATIVELY** the property can be approached from the **'UWTSD/Parc Dewi Sant'** direction along the **'Carmarthen Western Link Road'** (Ffordd Pendre).

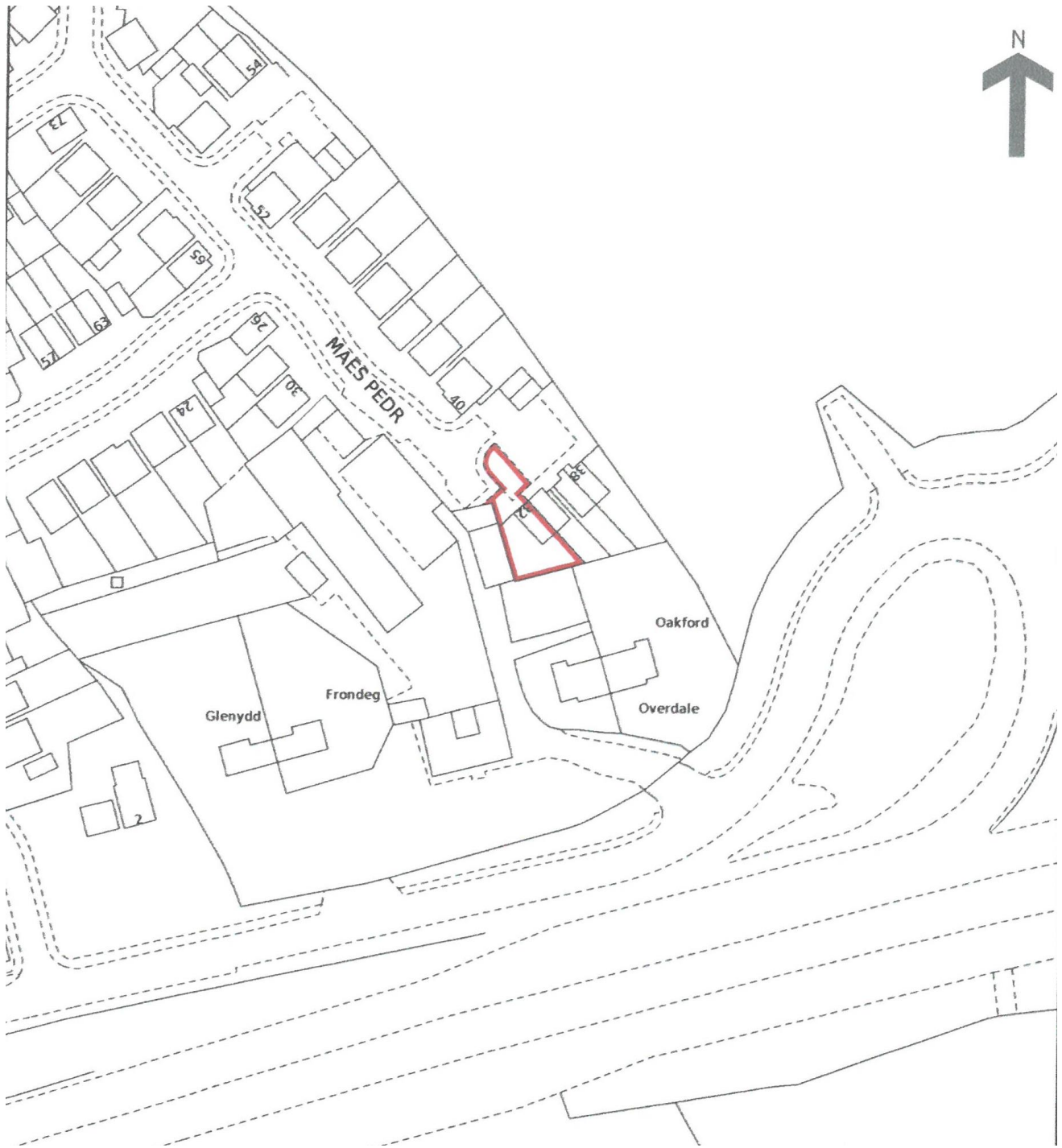
ENERGY EFFICIENCY RATING: - B (84).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8508-0293-9939-4707-9363.

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

COUNCIL TAX: - BAND D 2023/24 = £1,942.04p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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

21.09.2023 - REF: 6671