

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
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• ESTATE AGENTS •

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Est. 1998

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- **SUBSTANTIAL DETACHED FAMILY RESIDENCE.**
- **5 BEDROOMS (4 DOUBLES). 3 LIVING ROOMS.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **MUCH SOUGHT AFTER AREA.**
- **VERY WELL PRESENTED ACCOMMODATION.**
- **2 BATHROOMS. 3 WC's. CONSERVATORY.**
- **SUNNY SOUTH FACING REAR GARDEN.**
- **1 MILE FROM CARMARTHEN TOWN CENTRE.**

**No 62 Penymorfa  
Llangunnor  
Carmarthen SA31 2NP**

**£479,950 OIRO**  
**FREEHOLD**

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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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 most conveniently situated very well presented modern traditionally built (circa. 1994/1995) **5 BEDROOMED/3 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** affording **deceptively large accommodation** having an attractive part brick facade situated towards the **head of an established cul-de-sac** in a **much sought after residential area** just off a bus route approximately **1 mile** 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 businesses on 'Parc Pensarn', A40/A48 trunk roads, Dyfed-Powys Police Headquarters and Glangwili General Hospital.*

**FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.**

**GAS CENTRAL HEATING** with thermostatically controlled radiators. **DOUBLE GLAZED WINDOWS.**

**TEXTURED AND COVED CEILINGS.**

**8' 1" (2.46m) CEILING HEIGHTS TO THE GROUND FLOOR. PANEL EFFECT INTERNAL DOORS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**

**RECESSED ENTRANCE PORCH** with tiled floor. PVCu entrance door and opaque double glazed side screen to



**RECEPTION HALL 17' 1" x 11' 4" (5.20m x 3.45m) overall** with staircase to first floor. Mains smoke detector. C/h thermostat/timer control. Radiator. 6 Power points. Telephone point. Walk-in understairs storage cupboard off. Glazed doors to the Sitting Room, Lounge and Dining Room.

**SEPARATE WC/CLOAKROOM 6' x 5' (1.83m x 1.52m)** with vinyl floor covering. Radiator. Half tiled walls. Opaque double glazed window. 2 Piece suite in white comprising pedestal wash hand basin and WC.



**SITTING ROOM 18' 9" x 14' 2" (5.71m x 4.31m)** with double aspect. 3 Double glazed windows. Radiator. TV and telephone point. 9 Power points. Feature marble effect fireplace incorporating a fitted gas fire. 2 Wall light fittings. Glazed double doors to the Reception Hall.

**LOUNGE 17' 8" x 11' 10" (5.38m x 3.60m)** with radiator. Double aspect. 8 Power points. TV point. 2 Double glazed windows. Glazed door to the Reception Hall. Sliding double glazed patio door to

**CONSERVATORY 10' 8" x 9' 10" (3.25m x 2.99m)** with ceramic tiled floor. PVCu double glazed on a brick wall under a double glazed glass roof. Radiator. PVCu double glazed door to rear.

**DINING ROOM 11' 10" x 11' 8" (3.60m x 3.55m)** with 8 power points. Radiator. Double glazed window overlooking the rear garden. Glazed door to the Reception Hall.



**FITTED KITCHEN/BREAKFAST ROOM 16' 8" x 16' (5.08m x 4.87m) overall** with ceramic tiled floor. Radiator. Double glazed window overlooking the rear garden. Recessed downlighting. Part tiled walls. Range of fitted base and eye level light oak fronted kitchen units incorporating a 1½ bowl sink unit, glazed/open fronted display units, canopied cooker hood, gas hob, oven/grill, integrated fridge and 'Miele' dishwasher. TV and telephone points. 7 Power points plus fused points. Door to the integral garage. Door to

**UTILITY ROOM 7' 8" x 5' 9" (2.34m x 1.75m)** with ceramic tiled floor. Radiator. PVCu part opaque double glazed door to side. Part tiled walls. Plumbing for washing machine. 4 Power points plus fused points. Range of fitted base and eye level kitchen units to match the kitchen incorporating a sink unit.

**FIRST FLOOR - 7' 10" (2.39m)** Ceiling heights.

**GALLERIED LANDING 15' 3" (4.64m) extending to 19' 7 x 13' (5.97m x 3.96m) overall** with radiator. Double glazed window with a view. Mains smoke detector. Access to loft space. Eaves storage cupboards off. 6 Power points.

**FITTED AIRING/LINEN CUPBOARD** with double doors. Radiator. Slatted shelving.

**BUILT-IN STORE CUPBOARD OFF** with fitted shelving and electric light.

**FRONT BEDROOM 1 14' 3" x 8' 11" (4.34m x 2.72m) extending to 12' 6" (3.81m)** with double glazed window with a view having eaves storage cupboards to either side. Radiator. 6 Power points.

**REAR BEDROOM 2 14' 8" x 11' 10" (4.47m x 3.60m) overall** with 8 power points. Double aspect. **Fitted wardrobes.** 2 Double glazed windows. 2 Wall light fittings.

**REAR BEDROOM 3 9' 2" x 9' 1" (2.79m x 2.77m) extending to 11' 3" (3.43m)** with double glazed window. Radiator. Telephone point. 6 Power points. *This room is presently utilised as a Home Office.*

**FAMILY BATHROOM 9' 11" x 9' 4" (3.02m x 2.84m) extending to 11' 3" (3.43m)** with opaque double glazed window. Ceramic tiled floor. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. 4 Piece suite in white comprising wash hand basin with fitted cupboard beneath, bidet, WC and panelled bath. Double shower enclosure with **low threshold tray** in white, drying area and hand held and rainhead showers over.

**REAR BEDROOM 4 12' 8" x 10' 10" (3.86m x 3.30m)** to include wall to wall/floor to ceiling **fitted cupboards/wardrobes.** Radiator. Double glazed window. 4 Power points.



## MASTER BEDROOM SUITE

**FRONT BEDROOM** 5' 16" 2" x 12' 9" (4.92m x 3.88m) extending to 14' 7" (4.45m) with radiator. Double glazed window with a view. 10 Power points. TV and telephone points. 2 Wall light fittings.

**DRESSING ROOM** 5' 3" x 4' 11" (1.60m x 1.50m) plus fitted floor to ceiling/wall to wall double wardrobe and single cupboard. Ceramic tiled floor. 2 Power points. Archway to

**EN-SUITE SHOWER ROOM** with ceramic tiled floor. Chrome towel warmer ladder radiator. Opaque double glazed window. Extractor fan. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Backlit bathroom mirror. Tiled quadrant shower enclosure with plumbed in shower over and double shower doors.

## EXTERNALLY

Brick paved entrance drive providing ample private car parking. Open plan front lawned garden. There is to one side a 10' 10" (3.30m) wide gated pathway and lawned area with mature shrubs with to the other side a gated brick paved pathway. There is to the rear an established sunny south facing garden that affords a good degree of privacy and which incorporates a brick paved sun terrace and lawn with raised herbaceous borders with ornamental shrubs. **OUTSIDE LIGHT and WATER TAP. STORE SHED.**

**INTEGRAL GARAGE** 18' 11" x 16' 2" (5.76m x 4.92m) overall with 6 power points. Electronically operated up-and-over garage door. Wall mounted 'Worcester' gas fired central heating boiler. Fitted shelving. Door to the Kitchen.







**DIRECTIONS:** - The property is located by turning off the 'Old Llangunnor Road' into '**Penymorfa Lane**' adjacent to '**Pobl Bach Early Learning Centre**'. Travel to the '**T junction**' and **turn right** and then **immediately left** into '**Penymorfa**' (signposted). Continue **up the hill past** the left hand turning for 'Llysmorfa', **around the 'S' bend** travelling **past** the left hand turning for 'Golwg Tywi' and 'Awel Tywi' and **turn next left** into a **brick paved cul-de-sac** and the property is the **fifth on the right hand side** before a bungalow and the **hammerhead**.

**ENERGY EFFICIENCY RATING:** - C (74).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2100-8608-8120-6103-2005.

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

**COUNCIL TAX:** – BAND G. 2022/23 = £ 2.858.10p. *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 – 15.08.23*

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

01.08.2022 - REF: 6424