

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **WELL PRESENTED DOUBLE FRONTED MID-TERRACED COTTAGE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **OIL C/H.**
- **GARAGE AND PARKING AT REAR.**
- **2.5 MILES SUPERMARKET AT KIDWELLY.**
- **3 BEDROOMS. PEACEFUL COASTAL VILLAGE.**
- **LARGE ENCLOSED GARDEN AT REAR.**
- **2 MILES ESTUARIAL VILLAGE OF FERRYSIDE WITH RAILWAY STATION.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

**No 5 Heol Singleton
Llansaint
Kidwelly SA17 5JG**

£199,950 OIRO
FREEHOLD

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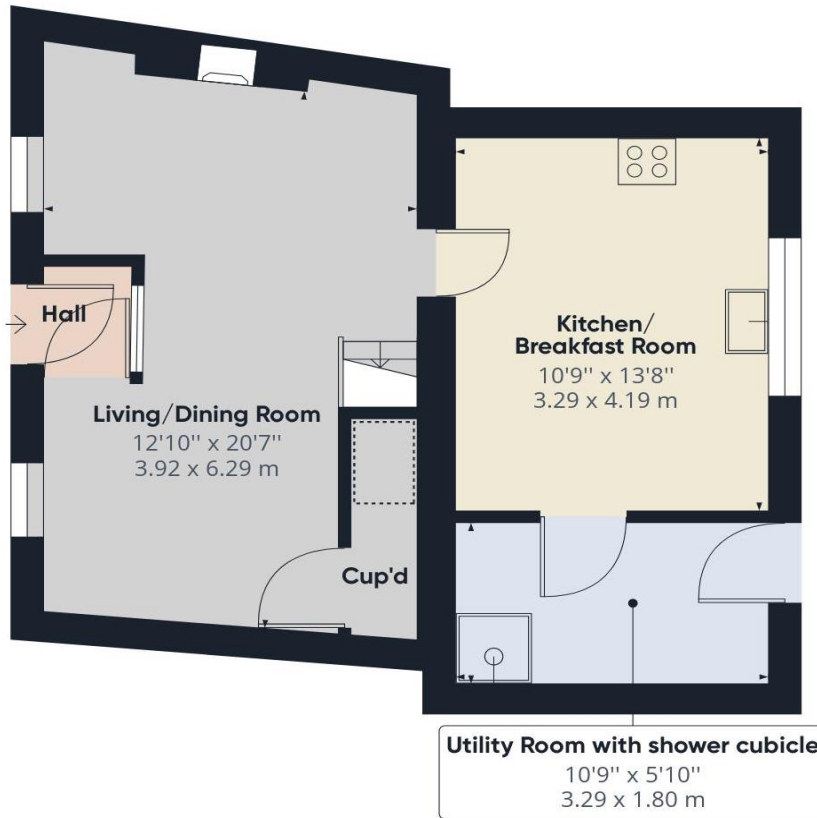
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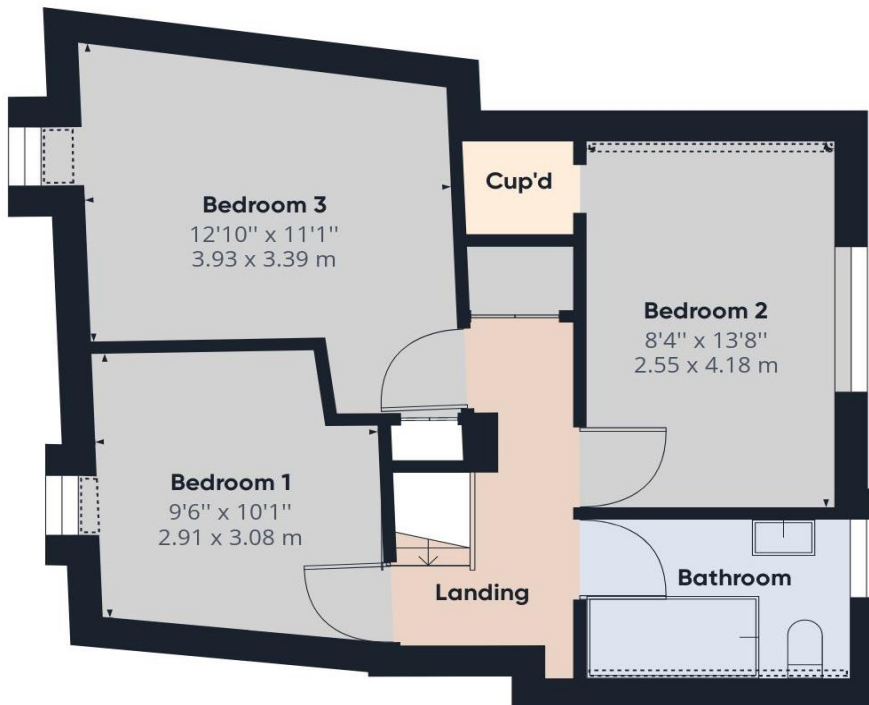
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The Property
Ombudsman

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



Floor 1

An well presented **DOUBLE FRONTED 3 BEDROOMED MID-TERRACED COTTAGE RESIDENCE** that has been **substantially extended at the rear prior to 2000** situated at the centre of the peaceful rural coastal village community of Llansaint that offers 2 Recreational Parks and which in turn is located within **2 miles of the estuarial village of Ferryside** that offers a **Primary School and Railway Station**, is within **2.5 miles of the Supermarket** and readily available facilities and services at the centre of the estuarial township of **Kidwelly** that is renowned for its Norman Castle, is within **3 miles of the A484 Carmarthen to Llanelli Road**, is within **5.5 miles of 'Pembrey Country Park'**, is within **7 miles of the Harbour and Railway Station at Burry Port** and the property is located some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

Applicants should note that from the village of Llansaint, coastal views are enjoyed over the 'Loughor Estuary' and 'Carmarthen Bay'.

OIL CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS - tilt 'n turn to first floor. **PLASTIC FASCIAS.**

SOLID ASH PANELLED DOORS TO THE GROUND FLOOR.

THE FITTED CARPETS ARE INCLUDED.

Applicants may be interested to note that the property was completely renovated and extended by the previous sellers in 1999/2000.

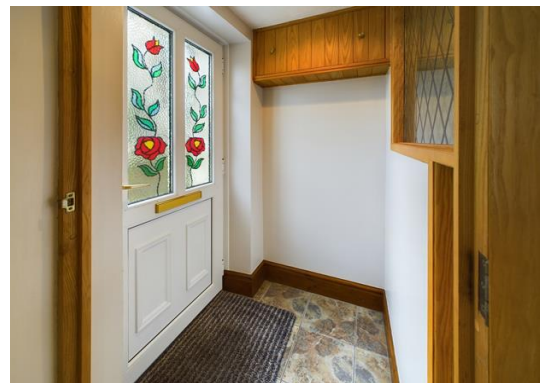
ENTRANCE HALL with PVCu part opaque double glazed entrance door with stained glass/leaded effect lights to outside. Ceramic tiled floor. Recessed spotlighting. Electric meter cupboard. Ash panelled door to

LIVING/DINING ROOM 20' x 12' 10" (6.09m x 3.91m) overall with C/h room thermostat. Recessed spotlighting. Mains smoke detector. 4 Wall light fittings. Feature stone fireplace with oak beam (reputedly from the SS Paul) incorporating a 'Portway' wood burning stove/roomheater. 18 Power points. 2 TV points. Satellite TV point. Telephone point. Feature staircase to first floor with ash newel post, spindles and handrails. 2 PVCu double glazed windows to fore. 2 Radiators. Ash panelled doors to the Kitchen and

WALK-IN UNDERSTAIRS CLOAKS/STORAGE CUPBOARD with electric light.

FITTED KITCHEN/DINING ROOM 13' 10" x 10' 10" (4.21m x 3.30m) with ceramic tiled floor. Radiator. PVCu double glazed window. Recessed spotlighting. Part tiled walls. 17 Power points. Extractor fan. Plumbing for dishwasher. Range of fitted base and eye level pine fronted kitchen units, incorporating a sink unit, wine rack, glazed/open fronted display units and cooker hood. TV point. 'Worcester Heatslave 15/19' oil fired central heating boiler. Free standing 'Beko' electric cooker. Pine panelled door to

UTILITY ROOM 10' 10" x 6' (3.30m x 1.83m) with ceramic tiled floor. Radiator. Extractor fan. Recessed spotlighting. 3 Walls fully tiled. Plumbing for washing machine. 5 Power points. PVCu opaque double glazed door to rear. Shower cubicle with electric shower over and folding shower door. 'Hotpoint' washing machine.



FIRST FLOOR - pine panelled doors

LANDING with feature T&G pine boarded ceiling. Double glazed 'Velux' window. Radiator. 2 Power points. Smoke alarm. Access to loft space.

BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Radiator. Louvre door.

FRONT BEDROOM 1 10' 8" av. x 9' 5" (3.25m x 2.87m) overall slightly 'L' shaped with radiator. Exposed ebonised beams. TV point. 8 Power points. Recessed spotlighting.

BATHROOM 9' x 6' 1" (2.74m x 1.85m) with vinyl floor covering. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Extractor fan. Shaver point. Recessed spotlighting. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath. Folding door to the landing. Fully tiled walls.

REAR BEDROOM 2 13' 8" x 8' 5" (4.16m x 2.56m) with PVCu double glazed window overlooking the rear garden. 6 Power points. TV and Telephone points. Recessed spotlighting. Radiator. **Built-in wardrobe off** with electric light, hanging rail and fitted shelving.

FRONT BEDROOM 3 12' 11" x 12' (3.93m x 3.65m) overall **plus** built-in open fronted cupboard off over the stairwell with electric light. Slightly 'L' shaped with radiator. TV and telephone points. PVCu double glazed window. Exposed ebonised beams. 12 Power points. Spotlighting. Feature exposed stone chimney breast.

EXTERNALLY

Rear paved stone walled Courtyard with steps leading up to an enclosed level mainly lawned garden with herbaceous borders and beyond a double gated decoratively stoned walled/railed entrance drive providing private car parking and which leads to the garage. **OUTSIDE LIGHT AND WATER TAP. OIL STORAGE TANK. PIZZA OVEN. OUTSIDE WC. STORE SHED.**

GARDEN STORE SHED 8' x 6' (2.44m x 1.83m)

DETACHED GARAGE 19' 8" x 14' 4" (5.99m x 4.37m) with **electronically operated roller door**. Cavity concrete block built. PVCu opaque double glazed window. PVCu personal door. Power and lighting. 2 Power points. Fitted workbench.









DIRECTIONS: - Llansaint can be approached from the **Ferryside, Kidwelly or Llandyfaelog directions.**
Upon entering Llansaint, 'Heol Singleton' will be found in the **centre of the village opposite** the **Church**
and 'Maes yr Eglwys' with **No 5** being a little way along on the **left hand side.**

ENERGY EFFICIENCY RATING: - E (54).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7401-9452-4002-1894-0902.

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

COUNCIL TAX: – BAND B. 2023/24 = £ 1,438.59p. *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

28.09.2023 - REF: 6676