

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- MODERN WELL PRESENTED SEMI-DETACHED HOUSE.
- 2 BEDROOMS. 2 WC's. GAS C/H.
- FAR REACHING VIEWS TO REAR.
- CLOSE TO 'UWTS'D', 'S4C' AND 'PARC DEWI SANT'.
- IMMACULATE MODERNISED AND UPDATED ACCOMMODATION.
- PVCu DOUBLE GLAZED WINDOWS.
- NO FORWARD CHAIN.
- 1 MILE CARMARTHEN TOWN CENTRE.

No 17 Allt Y Gog
Pentremeurig Road
Carmarthen SA31 3BJ

£185,000 OIRO
FREEHOLD

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

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The Property
Ombudsman

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A very well presented conveniently situated modern (2005) **2 BEDROOMED SEMI-DETACHED HOUSE** that has been **tastefully modernised and updated since 2021** being located bordering the countryside at the head of a cul-de-sac of varying types and designs that forms part of a larger overall development, originally developed by 'Lovell Homes Developers' being located within **walking distance of 'Parc Dewi Sant', 'Canolfan S4C yr Egin', 'UWTSD', 'The New Model' Primary School on 'College Road'**, approximately **0.75 of a mile** of the 'Co-op' food store and 'C.K.'s' food store in **Johnstown** and **1 mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located **just off a bus route** and enjoys ease of access to the Carmarthen West link road (Ffordd Pendre) that connects 'Pentremeurig/College Road' with the A40 dual carriageway at 'Travellers Rest'.

GAS CENTRAL HEATING with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT.**

PVCu DOUBLE GLAZED WINDOWS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

SMOOTH SKIMMED CEILINGS - mostly coved. **THE FITTED CARPETS ARE INCLUDED.**

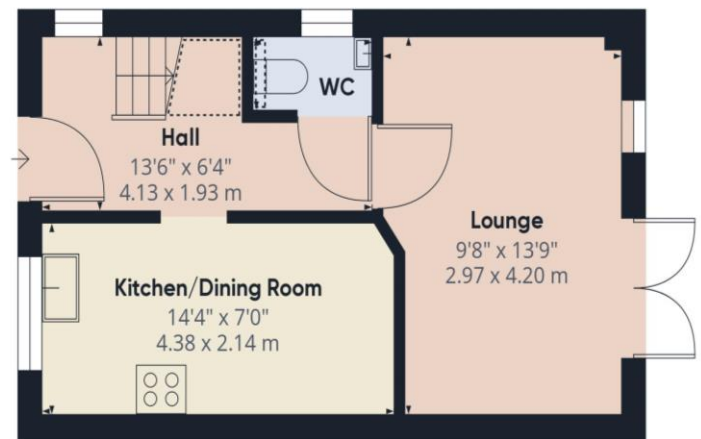
CANOPIED ENTRANCE PORCH with composite entrance door having a double glazed fanlight to

RECEPTION HALL 13' 7" x 6' 5" (4.14m x 1.95m) with boarded effect laminate flooring. Telephone point. PVCu opaque double glazed window. 3 Power points. Radiator. Staircase to First Floor. Understairs storage area. C/h thermostat control. Mains smoke detector.

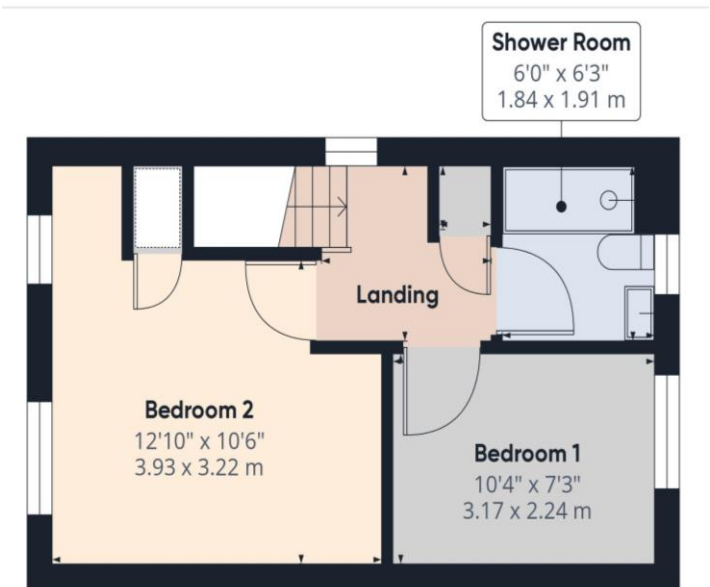
SEPARATE WC with radiator. 2 Piece suite in white comprising WC and wash hand basin with storage cupboard beneath and tiled splashback. PVCu opaque double glazed window. Boarded effect vinyl flooring. Recessed downlighting.

FITTED KITCHEN/DINING ROOM 14' 5" x 7' 1" (4.39m x 2.16m) with wood block flooring effect vinyl floor covering to a herringbone design. C/h timer control. Radiator. Plumbing for washing machine. PVCu double glazed window to fore. Part tiled walls. 4 Power points plus fused points. Wall mounted gas fired central heating boiler. Range of fitted base and eye level kitchen units incorporating a gas hob, 1.5 bowl composite sink unit. 'Bosch' electric oven, cooker hood, integrated 'Bosch' dishwasher, fridge and freezer. Opening to the Hall.

LOUNGE 13' 11" x 9' 10" (4.24m x 2.99m) overall slightly 'L' shaped with boarded effect laminate flooring. Radiator. TV and telephone points. PVCu double glazed window and double glazed double 'French' doors to and overlooking the rear garden and from which a **far reaching view** is enjoyed over 'Travellers Rest' towards 'Werncorgam Woods' and beyond. 7 Power points.



Ground Floor



Floor 1

FIRST FLOOR

LANDING with PVCu opaque double glazed window. Radiator. 1 Power point. Smoke detector. Passive air intake unit. Access to attic space via retractable loft ladder.

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

SHOWER ROOM 6' 3" x 6' 1" (1.9m x 1.85m) with vinyl floor covering. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture. Part tiled walls. Chrome towel warmer ladder radiator. Tilde double shower enclosure with plumbed-in shower over.

REAR BEDROOM 1 10' 6" x 7' 5" (3.2m x 2.26m) with radiator. Telephone point. 4 Power point. PVCu double glazed window with far reaching views over the surrounding countryside, 'Travellers Rest' and beyond.

FRONT BEDROOM 2 13' x 10' 6" (3.96m x 3.2m) plus recess off slightly 'L' shaped with 2 PVCu double glazed windows to fore with a view. Radiator. 6 Power points. **DEEP BUILT-IN WARDROBE off** over the stairwell.

EXTERNALLY

Open plan front lawned garden. Tarmacadamed entrance drive to side providing hardstanding for upto 2 vehicles. Sunny enclosed level mainly lawned garden with raised herbaceous border and decoratively stoned borders incorporating a paved sun terrace with decoratively stoned area off enjoying a sunny south-westerly aspect and from which far reaching views are enjoyed over the surrounding countryside, 'Travellers Rest' and beyond. Concreted area to one side with GARDEN STORE SHED. **The rear garden extends for a depth of approximately 45' (13.71m)** and abuts farm land at the rear. **OUTSIDE LIGHT, POWER POINT AND WATER TAP.**

ENERGY EFFICIENCY RATING: - C (76).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: - 0018-0200-9309-4159-9610.**







DIRECTIONS: - The property may be located by travelling up **either 'Job's Well Road' or 'College Road'** to the **traffic lights by 'UWTSD'**. **Turn into 'Pentremeurig Road'** and **travel past** the right hand turning for 'Brynteg' and **turn next left** for 'Maes y Wennol'. At the **mini-roundabout** travel **straight across** for '**Allt y Gog**' (signposted). Continue around the **right hand bend** to the **end of the cul-de-sac** and the property is the **last but one on the left hand side**.

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

COUNCIL TAX: - BAND D 2023/24 = £1,824.62p. *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

25.01.2024 - REF: 6746