

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **ATTRACTIVE DECEPTIVELY LARGE SPLIT LEVEL DETACHED DORMER BUNGALOW.**
- **5 BEDROOMS. 2 LIVING ROOMS. STUDY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **RAILED BALCONY WITH VIEWS.**
- **NO FORWARD CHAIN.**
- **ACCOMMODATION OVER 3 FLOORS.**
- **UTILITY ROOM. 2 BATHROOMS/WC's.**
- **OIL C/H. MAINS GAS AVAILABLE.**
- **WALKING DISTANCE GLANGWILI GENERAL HOSPITAL AND TOWN CENTRE.**

**No 26 Glynderi
Tanerdy
Carmarthen SA31 2HD**

£395,000 OIRO
FREEHOLD

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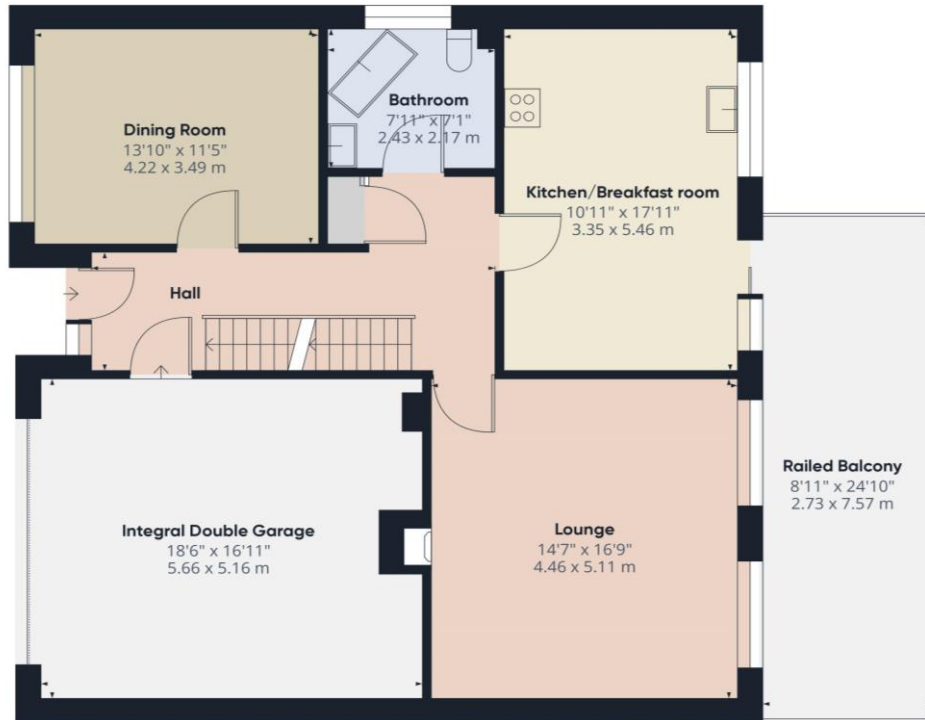
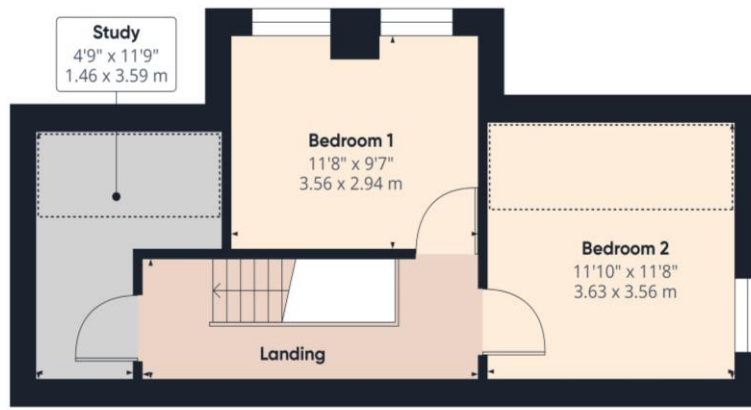
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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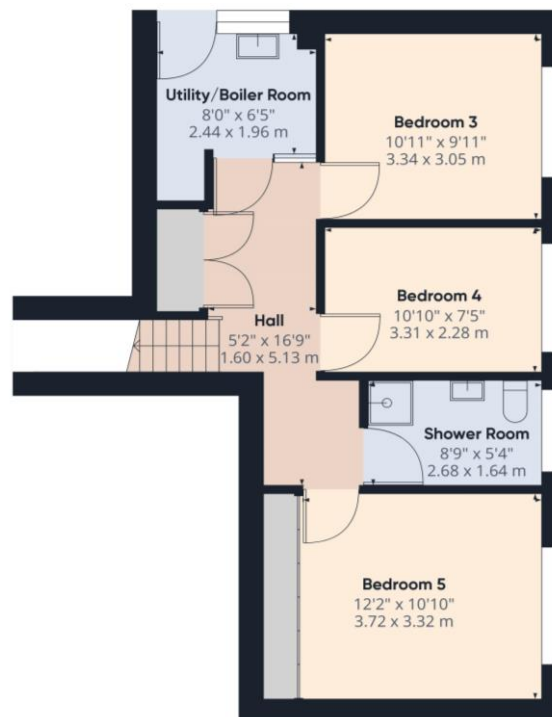
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The Property
Ombudsman

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.



Floor 1



Ground Floor

*A very well presented conveniently situated traditionally built **5 BEDROOMED/2 RECEPTION ROOMED DETACHED SPLIT-LEVEL DORMER BUNGALOW RESIDENCE** having an attractive part brick facade, affording **deceptively large light and airy accommodation** over **three floors** enjoying views to the rear over 'Reservoir Road' being located towards the head of an established residential estate of varying types and designs on a **bus route** within **walking distance of Glangwili General Hospital, Tanerdy Petrol Filling Station and Convenience store** and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property, via the **Public Footpath**, has easy access to 'Cwmoernant Reservoir' and the property enjoys **ease of access** to the A40/A48/A484 and A485 trunk roads.*

VIEWS TO REAR OVER 'RESERVOIR ROAD' TOWARDS 'CWMOERNANT WOODS'.

OIL C/H with most radiators thermostatically controlled. **MAINS GAS AVAILABLE.**

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS TO MOST ROOMS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

NO FORWARD CHAIN. 7' 11" (2.41m) CEILING HEIGHTS to the ground floor.

CAVITY WALL INSULATION INSTALLED 2014. FIRST TIME ON THE MARKET SINCE 1991.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.

Applicants may be interested to note that the loft was converted with planning and building regulation approval in 1992 and that the dormer was re-roofed in 2019 with rubber.



RECESSED ENTRANCE PORCH with PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL 13' 5" x 6' 1" (4.09m x 1.85m) overall with boarded effect laminate flooring. 3 Power points. Radiator. Staircase to the lower ground floor. Recessed downlighting to smooth skimmed ceiling. Door to the integral garage.

DINING ROOM 13' 10" x 11' 4" (4.21m x 3.45m) with boarded effect laminate flooring. PVCu double glazed bow window to fore. Radiator. 2 Wall light fittings. 5 Power points. Telephone point. Recessed downlighting to smooth skimmed ceiling.

INNER HALL 10' 2" x 6' 3" (3.10m x 1.90m) overall with boarded effect laminate flooring. Recessed downlighting to smooth skimmed ceiling. Staircase to first floor.

BUILT-IN CLOAKS CUPBOARD OFF

BATHROOM 7' 11" x 7' 1" (2.41m x 2.16m) with fully tiled walls. Tile effect vinyl floor covering. PVCu opaque double glazed window. Smooth skimmed ceiling. Towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath.

FITTED KITCHEN/BREAKFAST ROOM 17' 10" x 10' 11" (5.43m x 3.32m) with recessed downlighting to smooth skimmed ceiling. Part tiled walls. Tile effect vinyl floor covering. Radiator. PVCu double glazed window with a view. 14 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a canopied cooker hood and double drainer sink unit. 'Leisure Rangemaster 110' electric cooking range. Fitted display shelving. PVCu double glazed sliding patio door to

RAILED BALCONY 23' x 9' (7.01m x 2.74m) the balcony enjoys a sunny south westerly aspect and **overlooks 'Reservoir Road' and the surrounding area.**

LOUNGE 16' 10" x 14' 9" (5.13m x 4.49m) with smooth skimmed and coved ceiling. Boarded effect laminate flooring. Feature marble effect fireplace. 2 Wall light fittings. 2 Radiators. 2 PVCu double glazed **picture windows with views** over 'Reservoir Road'. 7 Power points. TV and telephone points.

FIRST FLOOR - smooth skimmed ceilings.

LANDING 15' 11" x 5' 8" (4.85m x 1.73m) overall with 2 power points. Double glazed 'Velux' window to sloping ceiling. 2 Power points. Access to eaves storage.

STUDY 11' 9" x 9' (3.58m x 2.74m) overall 'L' shaped with sloping ceiling having a restricted headroom. Double glazed 'Velux' window. Radiator. 4 Power points. Wall light.



SIDE BEDROOM 1 11' 9" x 9' 8" (3.58m x 2.94m) with 2 radiators. 2 PVCu double glazed windows both with views. TV point. 6 Power points. **This room is presently utilised as a sewing room.**

REAR BEDROOM 2 11' 11" x 11' 9" (3.63m x 3.58m) with radiator. Double glazed 'Velux' window to sloping ceiling. PVCu double glazed window with a view. TV point. 8 Power points. Wall light.

LOWER GROUND FLOOR

HALL with radiator. Telephone point. 1 Power point. Underfloor heating thermostat control for the Shower room. Built-in **AIRING/LINEN CUPBOARD OFF** with double doors. 2 Power points. Pre-lagged hot water cylinder and slatted shelving.

UTILITY ROOM 8' 10" x 8' 1" (2.69m x 2.46m) overall 'L' shaped with opaque glazed door to the Hall. Ceramic tiled floor. 3 Power points. Plumbing for washing machine. Base kitchen unit with sink unit and worksurface. PVCu double glazed window. PVCu part opaque double glazed door to side. Fitted shelf. Immersion heater switch. Oil fired central heating boiler.

REAR BEDROOM 3 11' x 10' (3.35m x 3.05m) with radiator. PVCu double glazed window with a **view**. 3 Power points.

REAR BEDROOM 4 10' 11" x 7' 6" (3.32m x 2.28m) **presently utilised as a dressing room** with 2 power points. Radiator. PVCu double glazed window with a **view**.

SHOWER ROOM 8' 4" x 5' 4" (2.54m x 1.62m) with porcelain tiled floor having electric underfloor heating. Fully tiled walls. Towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboards beneath. Shower enclosure with plumbed-in shower over and sliding shower door.

REAR BEDROOM 5 12' 1" x 10' 11" (3.68m x 3.32m) plus wall to wall/floor to ceiling fitted wardrobes. Radiator. PVCu double glazed window with a **view**. 4 Power points. TV point.

EXTERNALLY

Brick pillared tarmacadamed entrance drive providing ample private car parking. Walled lawned front garden with herbaceous borders and ornamental shrubs. Pathway to one side with to the other side a 5' 4" (1.63m) wide pathway that leads to the rear garden. Enclosed close boarded fenced lawned rear garden with fruit trees. **OUTSIDE LIGHT and WATER TAP. DOUBLE BUNDED OIL STORAGE TANK.**

GREENHOUSE 10' x 6' (3.05m x 1.83m) with safety glass.

GARDEN STORE SHED

INTEGRAL DOUBLE GARAGE 18' 7" x 17' (5.66m x 5.18m) with 6 power points. Door to the Reception Hall. Fitted wine rack. Electronically operated garage door.











DIRECTIONS: - From **Carmarthen town centre** travel along 'Priory Street' and 'Abbey Mead' **past** the 'Amphitheatre' and Tanerdy Petrol Filling Station and Convenience store and **turn next left before** 'Tanerdy Lodge' into '**Heol Penlanffos**'. Continue up this road **past** the right hand turning for 'Tanerdy Lodge,' left hand turning for 'Clos Cae Banc' and right hand turning for 'Clos Cwnin' and **turn next left into 'Glynderi'**. Continue **past** the left hand turning for 'Pen y Banc' and **follow the road all the way around** and the property will be found towards the head of the cul-de-sac 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 (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND F. 2024/25 = £ 3,012.26p. *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

14.03.2024 - REF: 6783