

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FIRST TIME ON THE MARKET SINCE 1989.**
- **NO FORWARD CHAIN. 3 BEDROOMS.**
- **VIEWS TO FRONT AND REAR.**
- **WALKING DISTANCE CENTRE OF BRECHFA.**
- **12 MILES CARMARTHEN.**
- **IMPROVABLE SEMI-DETACHED HOUSE.**
- **2 LIVING ROOMS. 2 BATHROOMS/WC's. STUDY/BEDROOM 4.**
- **BORDERING THE COUNTRYSIDE.**
- **AMPLE PRIVATE CAR PARKING.**
- **6 MILES NORTH OF NANTGAREDIG AND A40.**

**Trefadog, No 3 Maes y Groes,
Brechfa,
Carmarthen SA32 7RB**

£179,950 OIRO
FREEHOLD

Email: 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.

A spacious traditionally built **improvable** double fronted **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** enjoying a **sunny south facing position** situated set slightly back off and above the road on an established cul-de-sac of similar type dwellings being located **bordering the countryside** at rear within **walking distance** of the centre of the rural village community of Brechfa that offers a community run village shop and which is served by a mobile Post Office and in addition there is a daily bus service to Carmarthen and which in turn is situated **amidst the Marlais River Valley** (tributary of the Cothi river) on the edge of the Brechfa Forest that offers numerous Nature Trails, Cycling Tracks, Horse Riding etc on the B4310 Nantgaredig to Llansawel Road some **6 miles north of the A40 trunk road and village of Nantgaredig** (Doctors Surgery and Primary School) and approximately **12 miles north east** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The **A485 Carmarthen to Lampeter Road and village of New Inn** being some **5 miles distant**.

FIRST TIME ON THE MARKET SINCE 1989. NO FORWARD CHAIN.

SOLID FUEL C/H. PVCu DOUBLE GLAZED WINDOWS.

8' (2.44m) CEILING HEIGHTS TO THE GROUND FLOOR.

RURAL VIEWS TO FRONT AND REAR. THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 7' 9" x 4' 4" (2.36m x 1.32m) with telephone point. Radiator. PVCu double glazed window. PVCu opaque double glazed entrance door. Cloak hook. Staircase to first floor.

THROUGH SITTING/DINING ROOM 18' 3" x 11' 8" (5.56m x 3.55m) with PVCu double glazed windows to front and rear - **both with views**. Radiator. Open stone fireplace. 4 Power points. Doors to the reception and inner hallways.

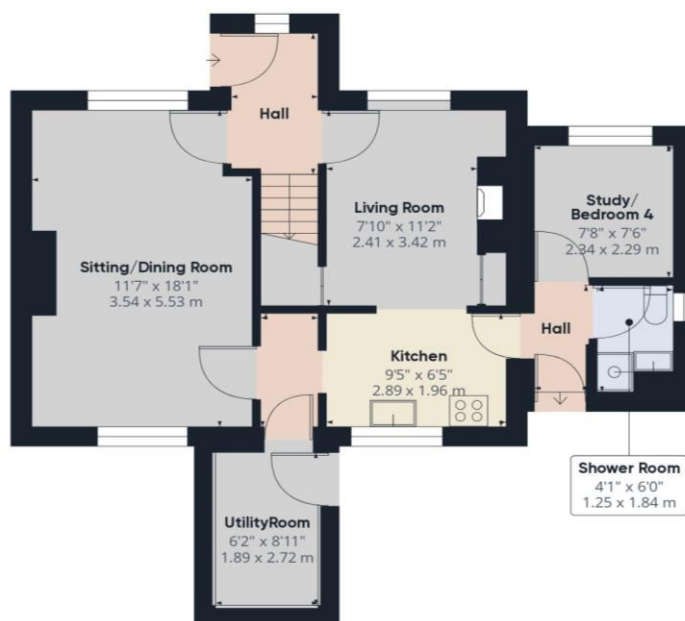
LIVING ROOM 11' 4" x 8' (3.45m x 2.44m) ext. to 9' 7" (2.92m) with PVCu double glazed window with a view. 8 Power points. Radiator. Solid fuel roomheater with back boiler on tiled hearth with fitted floor to ceiling cupboard to one side. Walk-in understairs storage cupboard off. **4' 7" (1.40m) wide opening to**

KITCHEN 9' 8" x 6' 5" (2.94m x 1.95m) with PVCu double glazed window with a **rural view**. Part tiled walls. Vinyl floor covering. 3 Power points plus fused point. Range of fitted base kitchen units incorporating a sink unit and electric oven. Opening to

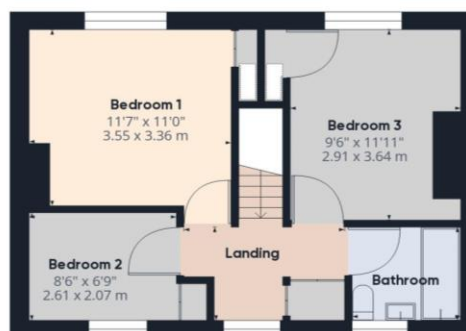
INNER HALL with shelved recessed alcove. Opening to the Sitting Room. Boarded door to

UTILITY ROOM 9' x 6' 3" (2.74m x 1.90m) timber framed on a concrete block dwarf wall. Plumbing for washing machine. 2 Power points. Part glazed door to rear.

REAR HALL with door to the kitchen. Vinyl floor covering. PVCu part opaque double glazed door to rear. Access to loft space. Cloak hook.



Ground Floor



Floor 1

SHOWER ROOM 6' 2" x 4' 3" (1.88m x 1.29m) with 2 piece coloured suite comprising WC and pedestal wash hand basin. PVCu opaque double glazed window. Part tiled walls. Radiator. Tiled shower enclosure with plumbed-in shower over, curtain and rail.

STUDY/HOME OFFICE/BEDROOM 4' 7' 9" x 7' 7" (2.36m x 2.31m) with radiator. PVCu double glazed window. 2 Power points.

FIRST FLOOR - 7' 11" (2.41m) ceiling heights

LANDING with access to loft space. PVCu double glazed window with rural view.

FITTED AIRING/LINEN CUPBOARD with lagged hot water cylinder. Slatted shelving.

FRONT BEDROOM 1 11' 8" x 11' 1" (3.55m x 3.38m) plus built-in wardrobe off over the stairwell with a louvre door. Radiator. PVCu double glazed window with a rural view. 3 Power points.

REAR BEDROOM 2 8' 8" x 6' 10" (2.64m x 2.08m) plus built-in cupboard with radiator. PVCu double glazed window with a rural view. 1 Power point.

BATHROOM 6' 8" x 5' 11" (2.03m x 1.80m) with radiator. PVCu opaque double glazed window. Part tiled wall. 3 Piece suite in white comprising panelled bath with shower attachment, curtain and rail, pedestal wash hand basin and WC.

FRONT BEDROOM 3 12' x 9' 7" (3.65m x 2.92m) plus built-in wardrobe off over the stairwell. PVCu double glazed window with a view. Radiator. 3 Power points.

EXTERNALLY

The property is approached off the cul-de-sac road via a shared tarmacadamed driveway. Gated front garden. Double gated tarmacadamed entrance drive to side that leads to a large tarmacadamed parking area at the rear/side and which provides ample private car parking. Rear lawned garden with vegetable patch. **The rear garden affords a good degree of privacy and abuts farmland.** **OUTSIDE LIGHT and WATER TAP.**

GARDEN STORE SHED 12' 9" x 4' 6" (3.88m x 1.37m) of concrete block construction.

COAL BUNKER

WORKSHOP 7' 4" x 6' 6" (2.23m x 1.98m) Concrete block built. Workbench.







DIRECTIONS: - From **Carmarthen** take the **A40 trunk road east** for Llandeilo and at '**Nantgaredig Square**' **turn left onto the B4310 Abergorlech/Brechfa/Llansawel Road** - signposted. Travel through the centre of Brechfa **towards Abergorlech** and '**Maes y Groes**' will be found on the **left hand side** as you leave the village with **No 3** being found towards the beginning of the cul-de-sac on the **left 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 and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND C 2023/24 = £1629.69p. *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

07.02.2024 - REF: 6760