

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- MODERN MIDDLE-LINKED 3 STOREY HOUSE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- MODERNISED AND UPDATED SINCE 2017.
- 0.75 MILE CENTRE OF JOHNSTOWN.
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- VIEWS OVER CARMATHEN TOWN AND BEYOND.
- CLOSE TO 'UWTS'D', 'S4C' AND 'PARC DEWI SANT'.
- 1 MILE CARMATHEN TOWN CENTRE.

No 3 Heol y Wawr
Pentremeurig
Carmarthen SA31 3EX

£169,950 OIRO
FREEHOLD

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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 most conveniently situated modern **3 BEDROOMED MIDDLE-LINKED 3 STOREY HOUSE** that has been modernised and updated since 2017 affording *spacious light and airy accommodation with views* being located towards the beginning of a modern residential estate of varying types and designs close to 'Parc Dewi Sant', 'UWTSD' and 'Canolfan S4C yr Egin' approximately 0.75 of a mile of the centre of Johnstown and approximately 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within *walking distance* of the 'New Model' Primary School on 'College Road' and the 'Co-op' Convenience Store on 'Job's Well Road'. The property enjoys ease of access to the A40 dual carriageway at Travellers Rest via the Carmarthen West Link Road (Ffordd Pendre).

Applicants should note that the property has been modernised and updated by the vendors since 2017 to include a new Lounge ceiling, new central heating boiler, new bathroom fittings etc.

GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

FROM THE FRONT OF THE PROPERTY VIEWS ARE ENJOYED OVER CARMARTHEN TOWN AND THE LOWER TOWY VALLEY TOWARDS THE BLACK MOUNTAINS IN THE DISTANCE ON A CLEAR DAY.

TEXTURED/SMOOTH SKIMMED CEILINGS. THE BLINDS & FITTED CARPETS ARE INCLUDED.



RECEPTION HALL 16' 1" x 6' 3" (4.90m x 1.90m) overall 'L' shaped with ceramic tiled floor. Radiator. Cloak hooks. Wall light. 1 Power point. Telephone point. Staircase to first floor. Understairs storage cupboard with gas meter.



BEDROOM 3/HOME OFFICE 12' 10" x 8' 1" (3.91m x 2.46m) with ceramic tiled floor. Radiator. 6 Power points. PVCu double glazed window to fore. Electricity consumer unit. Water stop cock.

SHOWER ROOM 'L' shaped with ceramic tiled floor. Radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Opaque single glazed door to the Hall. Extractor fan. Tiled shower enclosure with electric shower over and folding shower door.

UTILITY ROOM 11' 1" x 6' 11" (3.38m x 2.11m) with ceramic tiled floor. 4 Power points. Worksurface incorporating a sink unit with tiled splashback. Wall mounted 'ideal' gas fired central heating boiler (2018). Plumbing for washing machine. Slatted shelf. Radiator. Opaque glazed door to the Hall. PVCu opaque double glazed entrance door and side screen to the rear garden.



FIRST FLOOR

LANDING

FITTED KITCHEN 14' 11" x 7' 10" (4.54m x 2.39m) with ceramic tiled floor. 2 PVCu double glazed windows to rear. Part tiled walls. Radiator. Fitted shelving. 9 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, canopied cooker hood and double oven.

LOUNGE/DINING ROOM 20' x 14' 10" (6.09m x 4.52m) overall 'L' shaped with PVCu double glazed picture window with a **view** over Carmarthen and beyond. Recessed downlighting to smooth skimmed and covered ceiling. 8 Power points. TV and telephone points. 3 Radiators.



SECOND FLOOR

LANDING with skylight

BUILT-IN STORE CUPBOARD OFF

REAR BEDROOM 1 14' 11" x 10' 9" (4.54m x 3.27m) formerly two rooms with two radiators. 2 PVCu double glazed windows. Double wardrobe. 4 Power points.

BATHROOM 'L' shaped with boarded effect vinyl floor covering. Folding louvre door to the landing. Part tiled walls. Skylight. Chrome towel warmer ladder radiator. Fitted shelving. 3 Piece suite in white (2024) comprising WC, wash hand basin with fitted storage cupboard beneath and panelled bath with shower attachment.



FRONT BEDROOM 2 14' 10" x 9' 4" (4.52m x 2.84m) with PVCu double glazed picture window with a **view** over Carmarthen town and the surrounding countryside towards the Black Mountains on a clear day in the distance. 5 Power points. Radiator.

EXTERNALLY

2 Private car parking spaces to fore. Enclosed walled, paved garden with raised herbaceous borders that extends for a depth of approximately 29' (8.84m). **OUTSIDE LIGHT and WATER TAP.**

REAR ENTRANCE PORCH with 2 STORE SHEDS OFF







DIRECTIONS: - The property may be approached from the **town centre** by travelling up '**College Road**' or from **Johnstown** by travelling up '**Job's Well Road**' to the **traffic lights adjacent to 'UWTSD'/'Parc Dewi Sant'**. Turn into '**Pentremeurig Road**' and travel **past** the right hand turning for 'Brynteg' and left hand turning for 'Maes y Wennol' and **turn next right into 'Heol-y-Wawr'** and the property is the **second property 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, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND C 2024/25 = £1,853.70p. *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

28.04.2024 - REF: 6804