

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- MODERN TRADITIONALLY BUILT DETACHED BUNGALOW.
- 3 DOUBLE BEDROOMS. 2 WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- SOUGHT AFTER AREA.
- VIEWS TO REAR TOWARDS 'UWTS'D'.
- HEAD OF CUL-DE-SAC. GAS C/H.
- CLOSE TO FIRE STATION.
- WALKING DISTANCE TOWN CENTRE.

Penffordd, No 14 Derwen Fechan,
Trevaughan,
Carmarthen SA31 3QA

£359,950 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 most conveniently situated modern traditionally built (2003) **3 DOUBLE BEDROOMED DETACHED BUNGALOW RESIDENCE** affording spacious light and airy accommodation having the benefit of views to the rear over the surrounding countryside towards 'Trevaughan Woods' and 'Pentremeurig/UWTSD' being located at the head of an established cul-de-sac of varying types and designs in a sought after residential area within close proximity of the Fire Station and a relatively level walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property is located just off a regular bus route and is located within walking distance of 'UWTSD', 'Canolfan SAC yr Egin' and 'Parc Dewi Sant' (1.3 miles by car).*

VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE TOWARDS 'TREVAUGHAN WOODS' AND 'PENTREMEURIG'.

GAS C/H with thermostatically controlled radiators.

'GOLDEN OAK' PVCu DOUBLE GLAZED WINDOWS.

PLASTIC FASCIA AND SOFFIT. PANELLED/GLAZED INTERNAL DOORS.

SMOOTH SKIMMED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.



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

RECEPTION HALL 6' (1.83m) wide with 2 power points. Radiator. Telephone point. Glazed door to the Lounge and

FITTED KITCHEN/DINING ROOM 17' x 13' 4" (5.18m x 4.06m) with part tiled walls. 12 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas hob, canopied cooker hood, double oven, integrated fridge and 'Bosch' dishwasher. 2 Radiators. 2 PVCu double glazed windows to fore. Mains smoke detector. TV point. Vinyl floor covering. Glazed door to.

INNER HALL with door to the integral garage. Vinyl floor covering.

UTILITY ROOM 9' 8" x 7' 9" (2.94m x 2.36m) with vinyl floor covering. 4 Power points plus fused point. Radiator. PVCu part opaque double glazed door to side. PVCu double glazed window with **views**. Extractor fan. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. Radiator.

SEPARATE WC with vinyl floor covering. Radiator. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. PVCu opaque double glazed window. Extractor fan.

LOUNGE 17' 10" x 15' 4" (5.43m x 4.67m) with glazed door to the Reception Hall. PVCu double glazed 'French' double doors and side screen to and overlooking the rear garden from which **views** are enjoyed over the surrounding countryside towards 'Pentremeurig' and 'Trevaughan Woods'. 2 Radiators. 9 Power points. 2 TV points. Telephone point. 2 Wall light fittings.

INNER HALL with mains smoke detector. 2 Power points. 2 Wall light fittings.

BUILT-IN CLOAKS CUPBOARD

BUILT-IN AIRING/LINEN CUPBOARD with radiator.

BATHROOM 8' 9" x 7' ext to 9' 4" (2.66m ext to 2.85m x 2.13m) with fully tiled walls. Tile effect vinyl floor covering. PVCu opaque double glazed window. Radiator. Towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath. Shower enclosure with plumbed-in shower over. Extractor fan. Mirrored bathroom cabinet with shaver point.

FRONT BEDROOM 1 10' 11" x 10' 6" (3.32m x 3.20m) overall slightly 'L' shaped with radiator. PVCu double glazed window. 2 Power points.

REAR BEDROOM 2 12' x 11' 6" (3.65m x 3.50m) plus **built-in double wardrobe and single cupboard**. PVCu double glazed window with rural **views**. 6 Power points. TV and Telephone point.

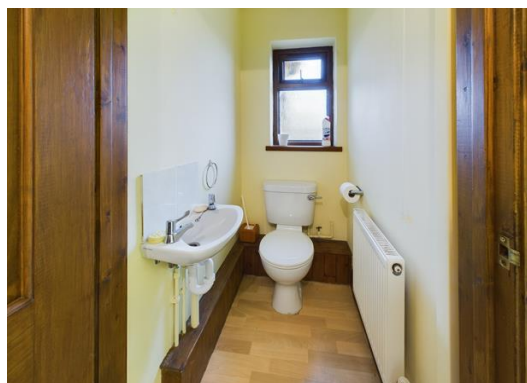


REAR BEDROOM 3 12' 6" x 10' 7" (3.81m x 3.22m) with radiator. PVCu double glazed window with rural views. 4 Power points. Telephone point.

EXTERNALLY

Tarmacadamed forecourt and entrance drive providing ample private car parking. Gated pathway to one side. There is to the other side a gated side paved patio with decorative stone border. Rear paved sun terrace and decoratively stoned garden beyond enjoying a sunny south-westerly aspect and from which **views** are enjoyed over the surrounding countryside towards 'Pentremeurig' and 'Trevaughan Woods'. **OUTSIDE LIGHT and WATER TAP.**

INTEGRAL GARAGE 17' 6" x 9' 7" (5.33m x 2.92m) with 2 power points. Personal door. PVCu opaque double glazed window to side. Access to loft space. Up-and-over garage door. Water tap. Wall mounted 'Worcester' gas fired central heating boiler.







DIRECTIONS: - From **Carmarthen town centre** travel up 'Water Street', 'Fountain Hall Terrace' and along 'Lime Grove Avenue'. Continue **past** the entrance to the **Fire Station** and turning for 'Carmarthen Golf Club'/'Russell Terrace' **towards the village of Trevaughan** and take the **next right hand turning** into '**Derwen Fechan**'. Continue into the cul-de-sac **baring left** and the entrance to the property will be found at the **head of the cul-de-sac** on the **left hand side**.

ENERGY EFFICIENCY RATING: - C (72).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9328-8093-7202-1094-6964.

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

COUNCIL TAX: – BAND E 2023/24 = £2,373.61p. *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

24.12.2023 - REF: 6731