

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- **IMMACULATE VERY WELL PRESENTED EXTENDED SEMI-DETACHED HOUSE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE CAR PARKING. ON REGULAR BUS ROUTE.**
- **4 MILES A40 TRUNK ROAD AND GLANGWILI GENERAL HOSPITAL.**
- **3 BEDROOMS. 2 LIVING ROOMS. BREAKFAST ROOM.**
- **OIL C/H. CAVITY WALL INSULATION.**
- **1 MILE GWALIA PETROL FILLING STATION AND CONEVENIENCE STORE/POST OFFICE.**
- **5 MILES CARMARTHEN TOWN CENTRE.**

No 2 Bro Llawddog
Rhydargaeau
Carmarthen SA32 7DT

£229,950 OIRO
FREEHOLD

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



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 very well presented traditionally built **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** being 1 of 4 similar type former Local Authority built dwellings affording immaculate extended (1980's.) accommodation situated enjoying a sunny position set slightly back off the A485 Carmarthen to Lampeter trunk road (regular bus route) within 1 mile of 'Gwalia' Petrol Filling Station/Convenience Store/Post Office, is within 1.5 miles of Peniel Primary School, within 2.5 miles of the village of Bronwydd Arms, is located some 4 miles north of the A40 trunk road and 'Glangwili' General Hospital and is located within 5 miles of the readily facilities and services at the centre of the County and Market town of Carmarthen.

FIRST TIME ON THE MARKET SINCE 1979. NO FORWARD CHAIN.

WE UNDERSTAND THAT THE PROPERTY WAS EXTENDED AT THE REAR WITH A SINGLE STOREY EXTENSION IN THE 1980's.

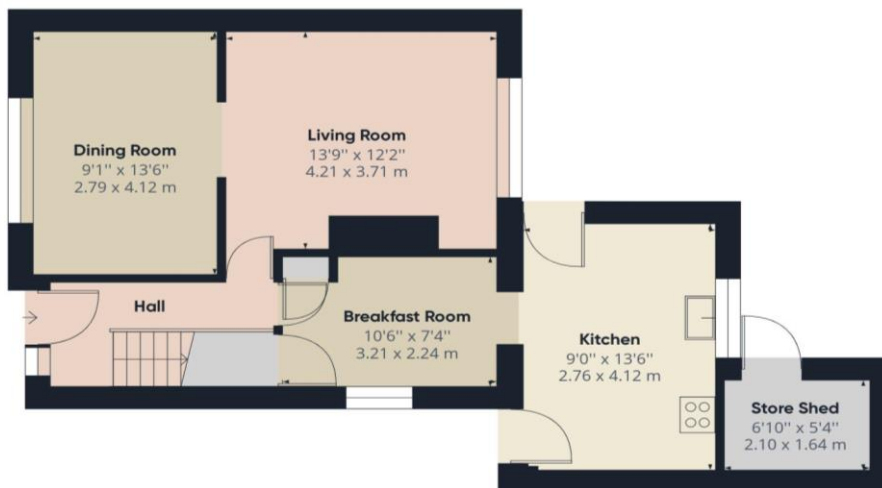
OIL CENTRAL HEATING with thermostatically controlled radiators. **PLASTIC FASCIA AND SOFFIT.**

PVCu DOUBLE GLAZED WINDOWS. CAVITY WALL INSULATION.

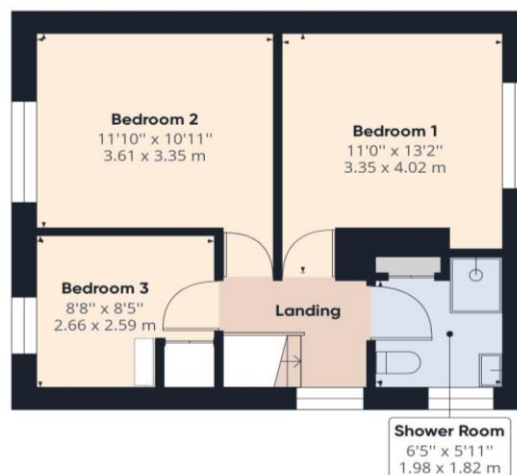
LIGHT OAK BOARDED EFFECT INTERNAL DOORS TO THE GROUND FLOOR.

SMOOTH SKIMMED/TEXTURED AND COVERED CEILINGS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

RECEPTION HALL 11' 3" (3.43m) in depth with PVCu part opaque double glazed entrance door and side screen. Radiator. 2 Power points. Staircase to first floor. C/h thermostat control. Understairs storage cupboard. Light oak boarded effect flooring.

LIVING ROOM 13' 9" x 12' ext. to 13' 4" (4.19m x 3.65m ext. to 4.06m) with 6 brushed steel power points. Radiator. PVCu double glazed window overlooking the rear garden. TV point. Feature marble effect fireplace. 4' (1.22m) wide opening to

DINING ROOM 13' 5" x 9' 1" (4.09m x 2.77m) with radiator. PVCu double glazed window with a view. 4 Brushed steel power points.

BREAKFAST ROOM 10' 6" x 7' 4" (3.20m x 2.23m) overall with radiator. Ceramic tiled boarded effect floor. PVCu double glazed window to side. Recessed downlighting. TV point. 4 Brushed steel power points. Opening to the kitchen. **FITTED CUPBOARD. UNDERSTAIRS STORAGE CUPBOARD** housing the 'Grant' oil fired central heating boiler. 1 Power point.

FITTED KITCHEN 13' 8" x 9' 2" (4.16m x 2.79m) with ceramic tiled boarded effect flooring. 2 PVCu part opaque double glazed entrance doors (rear and side). PVCu double glazed window overlooking the rear garden. Anthracite designer column radiator. Recessed downlighting. Range of fitted base and eye level kitchen units incorporating a 'Neff' electric oven, 'Neff' microwave oven, 'Neff' ceramic hob, canopied cooker hood, composite sink unit, pull-out pantry cupboard and integrated dishwasher. 8 Brushed steel power points plus fused points. Space for upright fridge/freezer. Under pelmet/skirting board lighting.

FIRST FLOOR - Pine panelled doors

LANDING with PVCu opaque double glazed window. Access to loft space.

SHOWER ROOM 7' 3" x 6' 6" (2.21m x 1.98m) overall slightly 'L' shaped with ceramic tiled floor. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Fully tiled walls. Recessed downlighting. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Fitted bathroom cabinet. Tiled shower enclosure with plumbed in shower over and shower door.

FITTED AIRING/LINEN CUPBOARD with slatted shelving. Radiator. Unvented hot water cylinder.

REAR BEDROOM 1 10' 11" x 12' 1" ext. 13' 3" (3.32m x 3.68m ext. to 4.04m) with radiator. 7 Power points. PVCu double glazed window with a view. Open fronted built-in storage (behind door).

FRONT BEDROOM 2 11' 10" x 11' ext. to 13' 3" (3.60m x 3.35m ext. 4.04m) with radiator. PVCu double glazed window with a view. 1 Power point.

FRONT BEDROOM 3 8' 10" x 8' 6" (2.69m x 2.59m) overall 'L' shaped with radiator. PVCu double glazed window with a view. 3 Power points. **Built-in cupboard off** over the stairwell with double louvre doors.



EXTERNALLY - Brick paved entrance drive providing private car parking for two vehicles. Gated paved forecourt. Side path and raised paved step providing storage. There is to the rear a sunny south facing walled terraced garden that incorporates a paved sun terrace with 3 steps leading up to a further paved sun terrace and lawned garden that abuts farmland at the rear. **OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.**

STORE SHED with PVCu opaque double glazed entrance door. *Provision for oil delivery pipe.*



ENERGY EFFICIENCY RATING: - D (62).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9206-8957-6002-1128-0402.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.
COUNCIL TAX: - BAND C. 2024/25 = £1,739.43p. *Oral enquiry only.*

Details amended - 09.04.24







DIRECTIONS: - From **Carmarthen** take the **A485 Lampeter Road north** travelling **past** the entrance to 'Glangwili' General Hospital and across the next roundabout. **Continue up the hill** through the village of **Peniel** **passing** 'Gwalia' Petrol Filling Station/Convenience Store. **Travel through** the **first part** of Rhydargaeau and **as you enter the SECOND PART** of Rhydargaeau travel **past** the right hand turning for 'Dan y Dderwen' and the property will be found on the **left hand side** just after the lay-by and bus stop/bus shelter **opposite** and **just before** the right hand turning for 'Bro Helyg.'

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

20.08.2023 - REF: 6649