

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

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Est. 1998

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- MODERN DETACHED 4 BEDROOMED DORMER RESIDENCE.
- HEAD OF PRIVATE CUL-DE-SAC.
- VIEWS OVER THE LOWER TOWY VALLEY, CARMARTHEN TOWN AND BEYOND.
- 3 LIVING ROOMS. 2 BATHROOMS/WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- KITCHEN/BREAKFAST ROOM.
- WALKING DISTANCE TOWN CENTRE AND LLANGUNNOR CP SCHOOL.
- ELECTRIC PROGRAMMABLE HEATING.
- ESTABLISHED WELL STOCKED SLOPING GARDEN.

**Banhadlog**  
Babell Road, Pensarn,  
Carmarthen SA31 2JY

**£325,000** OIRO  
FREEHOLD

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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 most conveniently situated traditional individually built (circa. 1965) **4 BEDROOMED/3 RECEPTION ROOMED DETACHED DORMER RESIDENCE** situated **set well back off and above the head of a privately maintained tarmacadamed cul-de-sac** of varying types and designs within **walking distance** of 'Llangunnor C. P. School', the various shops and businesses at Pensarn, 'Morrisons' Supermarket and the readily available facilities and services that are available at the centre of the County and Market town of Carmarthen which is approximately **1 mile distant**. The property enjoying **ease of access** to 'Dyfed/Powys Police Headquarters' (1.5 miles) and the A40/A48 trunk roads.

**PARTIAL PROGRAMMABLE ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.**

**PLASTIC FASCIA AND SOFFIT. FIRST TIME ON THE MARKET SINCE 1999.**

**SMOOTH SKIMMED CEILINGS - SOME COVED. THE FITTED CARPETS ARE INCLUDED.**

**8' 1" (2.46M) CEILING HEIGHTS TO THE GROUND FLOOR.**

**FROM THE PROPERTY FAR REACHING VIEWS ARE ENJOYED OVER THE LOWER TOWY VALLEY, CARMARTHEN TOWN, JOHNSTOWN AND BEYOND.**

**APPLICANTS SHOULD NOTE THAT SINCE 1999 ONE OF THE DORMERS WAS RENEWED IN 2022, IN 2003 THE KITCHEN/GARAGE ROOF WAS RENEWED AND IN ADDITION AND AT DIFFERENT TIMES MOST OF THE WINDOWS HAVE BEEN REPLACED.**



Ground Floor



Floor 1

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

**RECEPTION HALL** 11' 4" x 5' 3" (3.45m x 1.60m) with electric wall mounted programmable convector heater. Staircase to first floor. 2 Power points. Door to the Dining room. Opaque glazed double doors to the Living room. PVCu double glazed window to fore off the stairwell.

**LIVING ROOM** 21' 8" x 11' 6" (6.60m x 3.50m) with picture rail. Double aspect. 2 PVCu double glazed picture windows - one with a far reaching **view** over the lower Towy valley, Carmarthen town and beyond. Wall mounted electric programmable convector heater. 7 Power points

**DINING ROOM** 15' 1" x 8' 6" (4.59m x 2.59m) with double aspect. 2 PVCu double glazed windows. Picture rail. 5 Power points. Folding door to

**FITTED KITCHEN/BREAKFAST ROOM** 16' 11" x 10' 1" (5.15m x 3.07m) with ceramic tiled floor. Double aspect. Wall mounted electric programmable convector heater. 2 PVCu double glazed windows. PVCu opaque double glazed door to rear. Plumbing for washing machine. 11 Power points plus fused points. Telephone point. Shelved recess. Range of fitted base and eye level light oak effect kitchen units incorporating a 1½ bowl sink unit, electric oven, ceramic hob and cooker hood.

## **INNER HALL**

### **BUILT-IN CLOAKS CUPBOARD OFF**

**HOME OFFICE/TV ROOM/BEDROOM** 5 10' 6" x 10' 6" (3.20m x 3.20m) **presently utilised as a Library**. Fitted book shelving. PVCu double glazed picture window to fore with a **view** over the lower Towy valley, Carmarthen town and beyond. 2 Power points.

**SEPARATE WC** with vinyl floor covering. 2 Piece suite in white comprising wash hand basin and WC. Extractor fan.

**BATHROOM** 8' 7" x 7' 7" (2.61m x 2.31m) with ceramic tiled floor. Extractor fan. Fully tiled walls. 2 Piece suite in white comprising cast iron bath and pedestal wash hand basin. **4' 6" (1.37m) wide double shower enclosure** with waterproof panelled walls and electric shower over. Wall mounted electric fan heater.

### **BUILT-IN LINEN AND STORE CUPBOARDS OFF**

## **FIRST FLOOR**

**LANDING** with access to loft space.

## **INNER LANDING**

**BUILT-IN CUPBOARD OFF** housing the lagged hot water cylinder.



**FRONT BEDROOM 1 11' x 10' 6" (3.35m x 3.20m) overall** slightly 'L' shaped with double aspect. Part sloping ceiling. 4 Power points. 2 PVCu double glazed windows - one with a **far reaching view** over the lower Towy valley, Carmarthen town and beyond.

**SHOWER ROOM** with wall mounted electric heater. Vinyl floor covering. Extractor fan. Part sloping ceiling. 2 Piece suite in white comprising WC. and pedestal wash hand basin. Quadrant shower enclosure with electric shower over. 2 Walls waterproof panelled.

**REAR BEDROOM 2 12' 4" x 8' 8" (3.76m x 2.64m)** with 2 power points. PVCu double glazed picture window overlooking the rear garden. This is a light and airy room due to its south facing aspect.

**SIDE BEDROOM 3 13' 10" x 11' 5" (4.21m x 3.48m) overall** 'L' shaped **plus** built-in floor to ceiling/wall to wall wardrobes. PVCu double glazed window. 5 Power points. Part sloping ceiling.

**FRONT BEDROOM 4 9' 5" x 7' 9" (2.87m x 2.36m) plus** recess off over stairwell. Part sloping ceiling. 2 Power points. PVCu double glazed window to fore with a **far reaching view** over the lower Towy valley, Carmarthen town and beyond.

### EXTERNALLY

The residence occupies established, well stocked front and rear gardens that are interspersed with a variety of ornamental trees and shrubs and which incorporate a tarmacadamed entrance drive that provides ample private car parking that leads to the garage together with pathways to either side. There is to the rear a concreted patio. **The property occupies a plot having a frontage of 58' (17.68m), minimum width of 50' (15.24m) and a width at rear of 90' (27.43m) with there being an overall depth of approximately 135' (41.15m).** Former COAL BUNKER.

**ADJOINING GARAGE 15' 8" x 9' 6" (4.77m x 2.89m)** with 2 PVCu opaque double glazed windows. Electronically operated roller door. 2 Power points. Electricity consumer unit.

**GARDEN/STORE ROOM 9' 6" x 5' 5" (2.89m x 1.65m)** with water tap. PVCu entrance door. Short flight of steps giving access to the attic storage space over the garage.

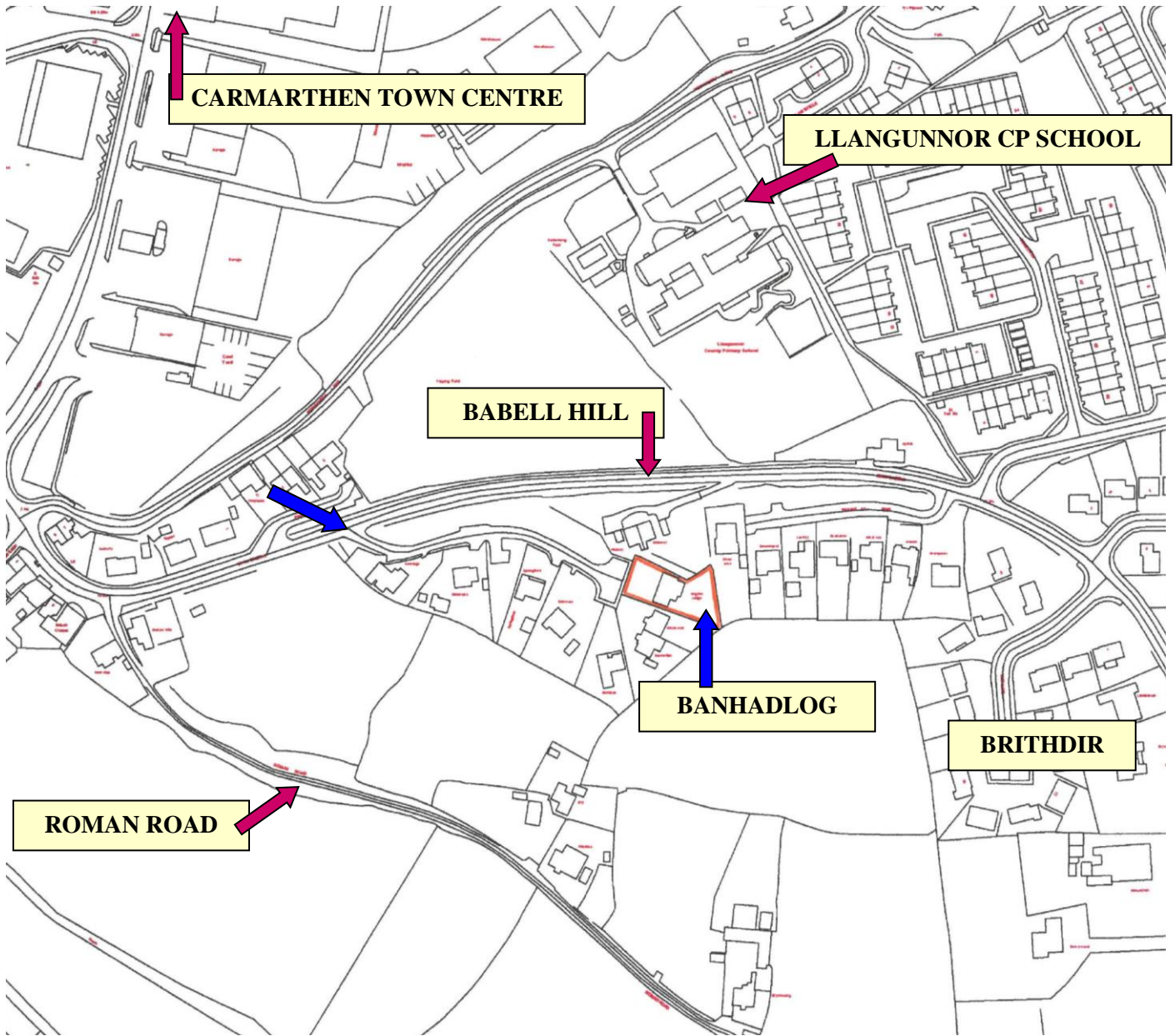
### CUL- DE-SAC ROAD

**Applicants should note** that the tarmacadamed cul-de-sac road is privately maintained at the **resident's expense**. **There is an annual charge of £125 per property** for the properties that use the road that is put towards the road's future maintenance.









**THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - From **Carmarthen town centre** travel over **Towy bridge** and **straight across the roundabout towards 'Pensarn'** passing 'ATS' and the 'Royal Mail Sorting Office'. Travel **under** 'Pont Pensarn' and **continue up the hill past** the turnings for '**Roman Road**' and '**Penybanc**' and **turn next right just after** the turning for 'Penybanc' into '**Babell Road**' (**private road - not signposted**) and the property will be found at the **head of this cul-de-sac in front of you.**

**ENERGY EFFICIENCY RATING:** - F (29).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0257-0200-0107-5684-4814.

**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND E 2023/24 = £2,244.34p. *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**

24.05.2023 - REF: 6578

Strictly by appointment with Gerald R Vaughan Estate Agents