

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **4 DOUBLE BEDROOMED DETACHED FAMILY RESIDENCE.**
- **MODERN ENERGY EFFICIENT ENVIROMENT FRIENDLY HOME.**
- **PVCu DOUBLE GLAZED WINDOWS. LEVEL ENCLOSED GARDENS.**
- **PRIVATE SUNNY POSITION. 2.25 MILES PONTYBEREM.**
- **3 LIVING ROOMS. 2 BATHROOMS. 3 WC's.**
- **GROUND SOURCE HEAT PUMP WITH UNDERFLOOR HEATING.**
- **FAR REACHING RURAL VIEWS TO REAR.**
- **CONVENIENT TO CARMARTHEN, CROSS HANDS AND LLANELLI.**

**Can yr Adar  
Crwbin  
Kidwelly SA17 5DE**

**£439,950 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 most conveniently situated double fronted traditional and individually built (2012 - 2018) **energy efficient 4 DOUBLE BEDROOMED/3 RECEPTION ROOMED DETACHED COUNTRY FAMILY RESIDENCE** having attractive elevations and being one of only six properties situated fronting the 'Meinciau Road' on **Crwbin Common** occupying **private mainly lawned level gardens** bordering the countryside within a **quarter of a mile** of the **B4306 'Carmarthen to Pontyberem Road'** (bus route), is within **2.25 miles** of the centre of **Pontyberem** and is located approximately **7 miles south east** of the County and Market town of **Carmarthen**. The **Business Park at Cross Hands and A48 dual carriageway** being approximately **8 miles distant**.

**FAR REACHING RURAL VIEWS ARE ENJOYED OVER THE GWENDRAETH FAWR RIVER VALLEY, PONTYATES, FFOS LAS RACECOURSE AND BEYOND.**

**GROUND SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING TO THE GROUND AND FIRST FLOORS.**

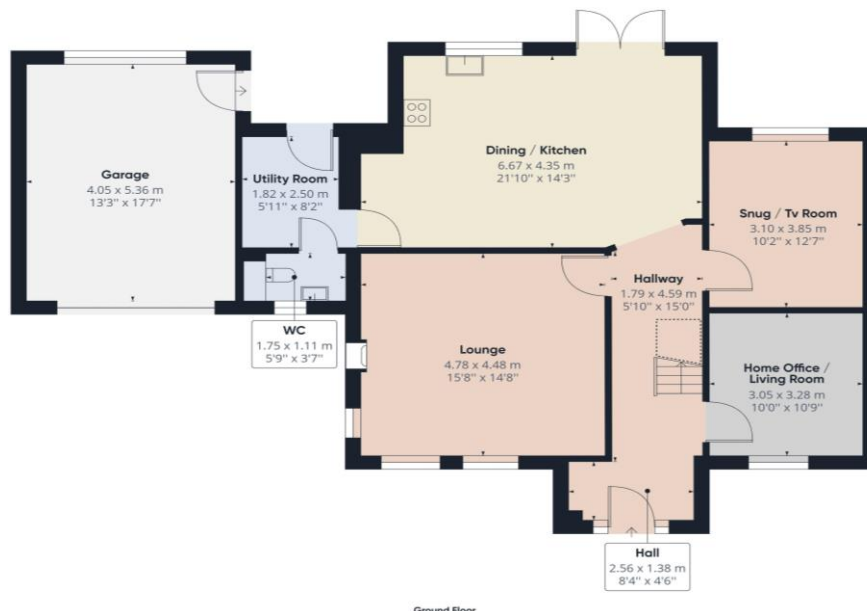
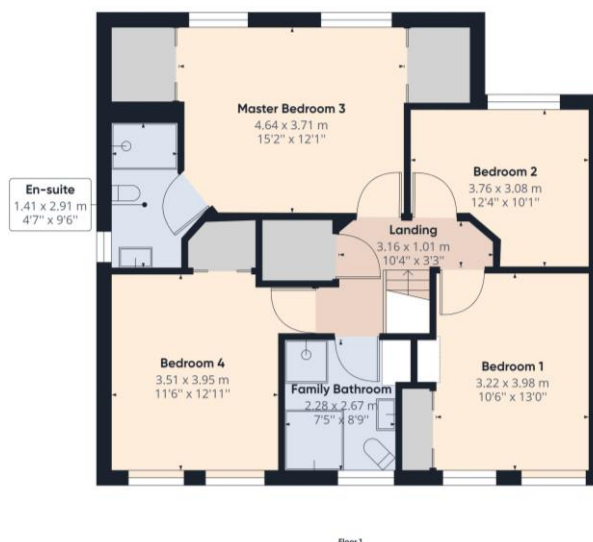
**'GOLDEN OAK' PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**7' 11" CEILING HEIGHTS TO THE GROUND FLOOR.**

**SMOOTH SKIMMED AND COVED CEILINGS. LAMINATE FLOORING TO THE FIRST FLOOR.**

**SOLID LIGHT OAK PANELLED INTERNAL DOORS.**

**PORCELAIN TILED FLOORS TO THE GROUND FLOOR AND FIRST FLOOR BATHROOMS.**



**RECEPTION HALL 20' 3" x 5' 5" (6.17m x 1.65m) extending to 8' 5" (2.56)** with boarded effect porcelain tiled floor. Recessed downlighting. **Oak staircase** to First Floor with solid oak spindles, treads, handrail and newel post. Mains smoke detector. Underfloor heating room thermostat. 2 Power points. Understairs storage area.



**HOME OFFICE/LIVING ROOM 10' 9" x 10' 1" (3.27m x 3.07m)** with underfloor heating room thermostat. PVCu double glazed window. TV and Telephone points. 8 Power points. Boarded effect porcelain tiled floor.



**LOUNGE 15' 10" x 14' 10" (4.82m x 4.52m)** with boarded effect porcelain tiled floor. Double aspect. 3 PVCu double glazed windows. Recessed downlighting. Feature mock fireplace having an external chimney stack that is lined but at present capped but which could easily be brought in to use. Underfloor heating room thermostat. 10 Power points. 2 TV and Telephone points.

**SNUG/TV ROOM 12' 8" x 10' 1" (3.86m x 3.07m)** with boarded effect porcelain tiled floor. PVCu double glazed window overlooking the rear garden and from which a view is enjoyed. Underfloor heating room thermostat. 8 Power points. TV point.



**FITTED KITCHEN/DINING ROOM 19' 9" x 14' 4" (6.02m x 4.37m) extending to 22' 9" (6.93m)** with porcelain tiled floor. Underfloor heating room thermostat. **4' 6" (1.32m) wide** opening to the Reception Hall. Mains heat detector. Recessed downlighting. PVCu double glazed window and PVCu double glazed double French doors to and overlooking the rear garden and from which **far reaching views are enjoyed**. TV and Telephone points. 14 Power points. Range of fitted base and eye level light oak effect fronted kitchen units with solid side panels, incorporating a ceramic hob, cooker hood, integrated dishwasher, 2 fan assisted ovens, pull out larder unit and sink unit. Part tiled walls. Door to



**UTILITY ROOM 8' 3" x 5' 11" (2.51m x 1.80m)** with extractor fan. Thermostat control for the heat pump. Porcelain tiled floor. Underfloor heating room thermostat. Plumbing for washing machine. Fitted cupboard and pull out larder unit to match the kitchen. Worksurface. 4 Power points. PVCu opaque double glazed door to

**REAR COVERED PORCH 8' 4" x 5' 8" (2.54m x 1.73m)** with door to the adjoining garage. Paved floor.

**SEPARATE WC** with PVCu opaque double glazed window. Porcelain tiled floor. Cupboard housing the underfloor heating manifold. 2 Piece suite in white comprising wash hand basin and WC. Half tiled walls.

## **FIRST FLOOR**

**LANDING** with access via a retractable loft ladder to partly boarded attic space that has 1 power point and electric light. Underfloor heating room thermostat. Mains smoke detector. Boarded effect laminate flooring.



**DEEP BUILT-IN AIRING/LINEN CUPBOARD** with porcelain tiled floor. Slatted shelving. Fitted cupboards housing the under floor heating manifold.

**FRONT BEDROOM 1 13' 1" x 10' 1" (3.98m x 3.07m) extending to 10' 9" (3.27m)** plus fitted wardrobe to recess with sliding double door. 6 Power points. Underfloor heating room thermostat. Boarded effect laminate flooring. 2 PVCu double glazed windows overlooking Crwbin Common. TV point.

**REAR BEDROOM 2 12' 4" x 10' 2" (3.76m x 3.10m) overall 'L' shaped** with boarded effect laminate flooring. 6 Power points. TV point. PVCu double glazed window with far reaching views over the Gwendraeth Fawr River Valley and beyond. Underfloor heating room thermostat.

**MASTER BEDROOM 3 14' 9" x 12' 2" (4.49m x 3.71m) plus 2 built-in wardrobes** to recesses each with sliding double doors. Boarded effect laminate flooring. Underfloor heating room thermostat. Recessed downlighting. 10 Power points. 2 PVCu double glazed windows with far reaching rural views over the Gwendraeth Fawr River Valley and beyond. TV and telephone points.

**EN-SUITE SHOWER ROOM 9' 7" x 6' 8" (2.92m x 2.03m) max.** with porcelain tiled floor. PVCu opaque double glazed window. Part tiled walls. Extractor fan. Towel warmer ladder radiator. Shaver point. Recessed downlighting. Tiled double shower enclosure with plumbed in shower system with Spa shower, Rainhead and hand held showers, sliding door.

**FRONT BEDROOM 4 13' x 11' 7" (3.96m x 3.53m) extending to 13' 10" (4.21m)** plus built-in wardrobe to recess with double sliding doors. Boarded effect laminate flooring. PVCu double glazed window overlooking Crwbin Common. Underfloor heating room thermostat. TV point. 6 Power points.

**FAMILY BATHROOM 8' 9" x 7' 6" (2.66m x 2.28m)** with porcelain tiled floor. Part tiled walls to dado height. PVCu opaque double glazed window. Extractor fan. Recessed down lighting. Towel warmer ladder radiator. Fitted cupboard to recess. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath. Quadrant shower enclosure with plumbed in Rainhead and hand held showers over, shower door. Shaver point.

### EXTERNALLY

Walled/gated brick paved forecourt with electronically operated sliding driveway gate that leads to the garage and provides private car parking. Brick paved pathways to either side. There is to the rear a sunny south facing enclosed walled/close boarded fenced level lawned garden that incorporates a paved sun terrace. **The rear garden enjoys far reaching views over the surrounding countryside extends for a depth of approximately 66' (20.10m).** ORNAMENTAL POND. 2 OUTSIDE WATER TAPS. STORE SHED.

**ADJOINING GARAGE 17' 6" x 13' 2" (5.33m x 4.01m)** with electronically operated roller door. PVCu personal door. PVCu double glazed window. 'Bosch IVT Greenline HE-E series' 7 kilowatt Ground Source heat pump.







**DIRECTIONS:** - From **Carmarthen** take the **A484 Llanelli road south** and at **Cwmffrwd bear left** onto the **B4309 Pontyberem/Pontyates road**. Travel for **approximately a quarter of a mile** and **turn left** onto the **B4306 Pontyberem road - signposted**. Travel **through** the villages of Llangyndeirne and Crwbin and once on the **Common turn right just** after the **bus shelter** and the property will be found on the **left hand side**.

**ENERGY EFFICIENCY RATING:** - B (84).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8600-5275-3339-4407-3833.

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

**COUNCIL TAX:** - BAND F. 2023/24 = £2,681.89p. **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. *Details amended 31.05.23 and 09.10.23.*

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

Replaced on the market 02.06.23- REF: 6345