

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **DETACHED DORMER BUNGALOW RESIDENCE BORDERING THE COUNTRYSIDE.**
- **3/4 BEDROOMS. 2/3 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **1.25 MILES 'GWALIA' PETROL FILLING STATION AND CONVENIENCE STORE/SUB POST OFFICE.**
- **VERY WELL PRESENTED ACCOMMODATION.**
- **2 WC's. OIL C/H. VIEWS.**
- **LARGE REAR GARDEN.**
- **3.5 MILES GLANGWILI HOSPITAL AND A40.**
- **5 MILES CARMARTHEN TOWN CENTRE.**

Y Lletty
Rhydargaeau
Carmarthen SA33 6BL

£350,000 OIRO
FREEHOLD

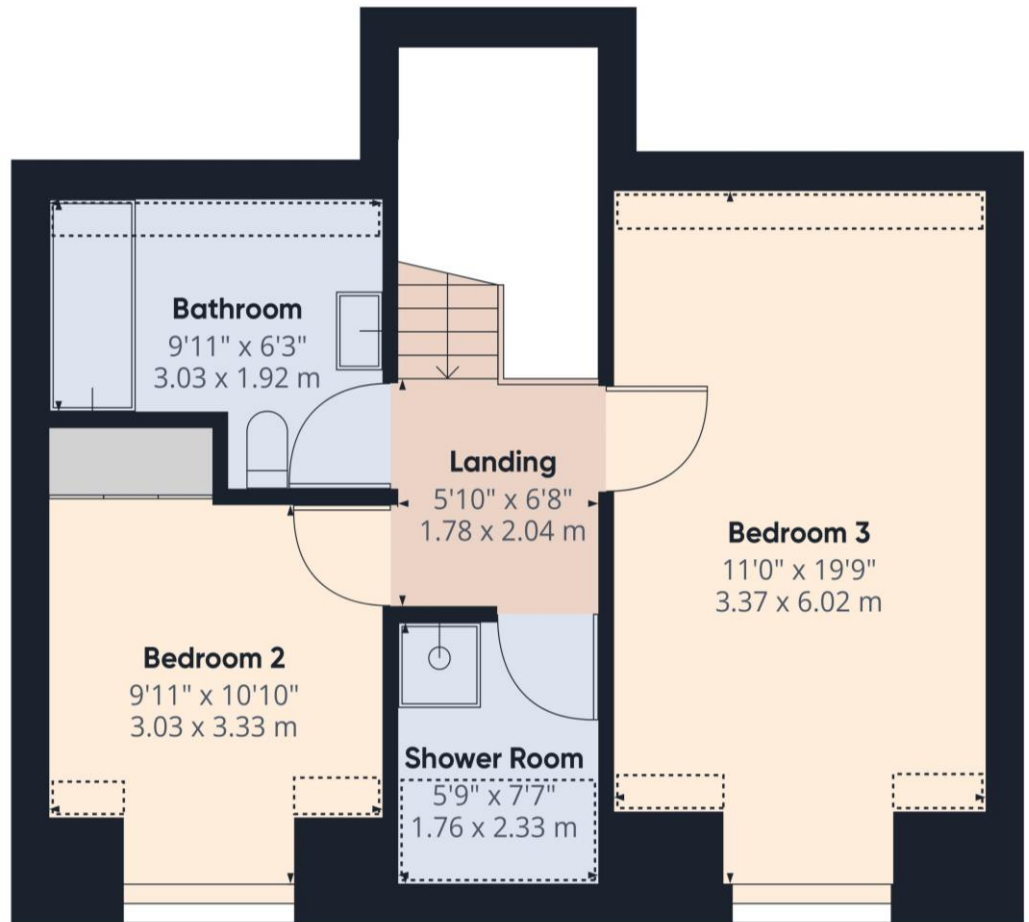
Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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.



Floor 2



Floor 1

*A most conveniently situated individual traditionally built (circa. early 1990's) **3/4 BEDROOMED DETACHED DORMER BUNGALOW RESIDENCE** located in a sought after area bordering the countryside at rear just off the A485 Carmarthen to Lampeter trunk road (regular bus route) within 1.25 miles of 'Gwalia' Petrol Filling Station/Post Office/Convenience Store, is within 2 miles of both Llanpumsaint and Peniel Primary Schools, is within 2.5 miles of the village of Bronwydd Arms that offers a Public House and Recreational Ground, is located some 4 miles north of the A40 trunk road and 'Glangwili' General Hospital and is situated within 5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The Teifi Valley town of Llandysul being some 10 miles north.*

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED SINCE 2014 TO INCLUDE NEW BATHROOM FITMENTS AND ADDITIONAL LAND WAS PURCHASED AT THE REAR TO ENLARGE THE GARDEN.

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

COVED CEILINGS TO THE GROUND FLOOR. 8' 1" (2.46m) CEILING HEIGHTS to the ground floor.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

ENTRANCE PORCH with ceramic tiled floor. PVCu entrance door and side screen with stained glass/leaded effect lights to outside. Opaque glazed 'Portcullis' door to

RECEPTION HALL 12' 9" x 5' 10" (3.88m x 1.78m) with radiator. Boarded effect laminate flooring. C/h timer control. 1 Power point. Smoke alarm.

LOUNGE 16' 11" x 10' 11" (5.15m x 3.32m) with feature fireplace. Radiator. PVCu double glazed window to fore. TV and telephone points. 6 Power points.

DINING ROOM 10' 11" x 9' 11" (3.32m x 3.02m) with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. Dado rail. 2 Power points. 4' 7" (1.40m) wide opening to

FITTED KITCHEN 14' 9" x 9' 11" (4.49m x 3.02m) with PVCu double glazed window with a view over the rear garden and surrounding countryside. Boarded effect laminate flooring. Radiator. Part tiled walls. 6 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit and vented cooker hood. Plumbing for dishwasher. Door to the Reception Hall. Glazed/panelled door to

REAR PORCH 8' 1" x 3' 11" (2.46m x 1.19m) with ceramic tiled floor. PVCu double glazed window. Polycarbonate roof. 2 Power points. 3 USB charger ports. PVCu part opaque double glazed door and side screen to rear. Door to

LAUNDRY ROOM 9' x 4' 4" (2.74m x 1.32m) with plumbing for washing machine. 2 Power points. Fitted shelving. Oil fired central heating boiler.

LIVING ROOM/BEDROOM 4 12' 3" x 8' 10" (3.73m x 2.69m) with radiator. Laminate flooring. Smooth skimmed ceiling. PVCu opaque double glazed window to side. PVCu double glazed double doors with side screens to fore. 4 Power points. 2 USB charger ports.



INNER HALL with staircase to first floor. Boarded effect laminate flooring.

SEPARATE WC with boarded effect laminate flooring. Decorative clad walls to dado height. 2 Piece suite in white comprising WC and wash hand basin.

REAR BEDROOM 1 10' 11" x 8' 11" (3.32m x 2.72m) with boarded effect laminate flooring. Radiator. PVCu double glazed window with a view over the surrounding countryside. 2 Power points. Radiator.

FIRST FLOOR - 7' 9" (2.36m) ceiling heights

LANDING 6' 5" x 5' 9" (1.95m x 1.75m) with double glazed 'Velux' window to the stairwell. 1 Power point. Smoke alarm. Access to loft space.

FAMILY BATHROOM 9' 11" x 8' 4" (3.02m x 2.54m) overall 'L' shaped with vinyl floor covering. Double glazed 'Velux' window to part sloping ceiling. Radiator. Extractor fan. Waterproof panelled walls to dado height. 3 Piece suite in white comprising double ended panelled bath, WC and pedestal wash hand basin.

FRONT BEDROOM 2 9' 11" x 9' 1" (3.02m x 2.77m) ext. 11' (3.35m) into PVCu double glazed dormer window plus built-in wardrobe with sliding mirrored doors. Boarded effect laminate flooring. 4 Power points. Part sloping ceiling.

SHOWER ROOM 7' 6" x 5' 10" (2.28m x 1.78m) with boarded effect laminate flooring. Radiator. Double glazed 'Velux' window to part sloping ceiling. Decorative clad shower enclosure with plumbed-in shower over.

MASTER BEDROOM 3 17' 11" ext. to 19' 9" x 10' 11" (5.46m ext. 6.02m x 3.32m) into PVCu double glazed dormer window. Radiator. Double glazed 'Velux' window to part sloping ceiling. 3 Power points.

EXTERNALLY

Lawned front garden. Entrance drive providing private car parking. Gated pathway to one side. From the rear porch steps lead down to an enclosed close boarded fenced lawned garden that extends for a **depth of approximately 36'(10.97m)** that incorporates paved/decoratively stoned pathways, paved and decked sun terraces etc. Beyond this garden lies a further lawned garden that is approached via a double gated slated pathway that incorporates a small fish pond and which extends for a depth of approximately 38' (11.58m).

CONSERVATORY 11' 11" x 10' 10" (3.63m x 3.30m) with tile effect vinyl floor covering. PVCu double glazed on three sides under a polycarbonate roof. 2 Power points. 2 USB charger ports.

GARDEN STORE

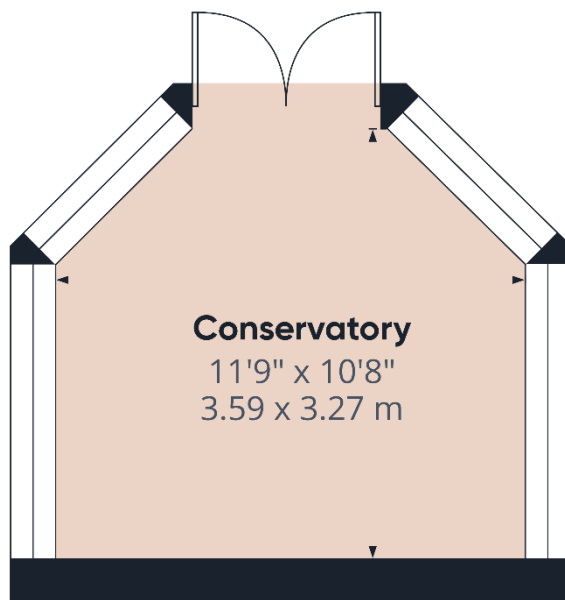


STORE SHED

WORKSHOP 15' x 11' (4.57m x 3.35m) with power and lighting. 2 PVCu double glazed windows. PVCu double glazed double entrance doors with side screens. Power and lighting.









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 **turn first left before** the right hand turning for 'Dan y Dderwen.' Continue approximately a **quarter of the way along this road** and the property will be found on the **right hand side just before** the widening of the road and pavement.

ENERGY EFFICIENCY RATING: - D (55).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2061-1619-8070-5995-7095.

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

COUNCIL TAX: - BAND E 2023/24 = £ 2,232.15p. **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 – 05.03.24, 16.04.24

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.11.2023 - REF: 6710