

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **FIRST TIME ON THE OPEN MARKET IN 25 YEARS.**
- **CHARACTER ACCOMMODATION.**
- **THIRD ACRE PRIVATE GARDEN.**
- **PRIVATE CAR PARKING.**
- **5 MILES CARMARTHEN.**
- **PERIOD DETACHED COTTAGE STYLE RESIDENCE.**
- **3 BEDROOMS. OIL C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **2.5 MILES LLANSTEFFAN BEACH.**

Morfa House
Llangain
Carmarthen SA33 5AJ

£349,950 OIRO
FREEHOLD

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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 modernised and improved period **3 BEDROOMED DETACHED 'COTTAGE STYLE' RESIDENCE** full of 'Olde Worlde' charm and character with large private garden situated bordering the countryside fronting on to the B4312 'Carmarthen to Llansteffan Road' (regular bus route) within 0.75 of a mile of Towy Boat Club, is within 2 miles of Llangain Primary School, is within 3 miles of the rural village of Llanybri, is within 2.5 miles of Llansteffan, its Castle and sandy beach, is within 4.5 miles of 'Q.E.' High School and the Leisure Centre, is within 5 miles of the centre of Johnstown, local convenience store and the A 40 dual carriageway and the property is located within 6 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

OIL CENTRAL HEATING with some radiators being thermostatically controlled.

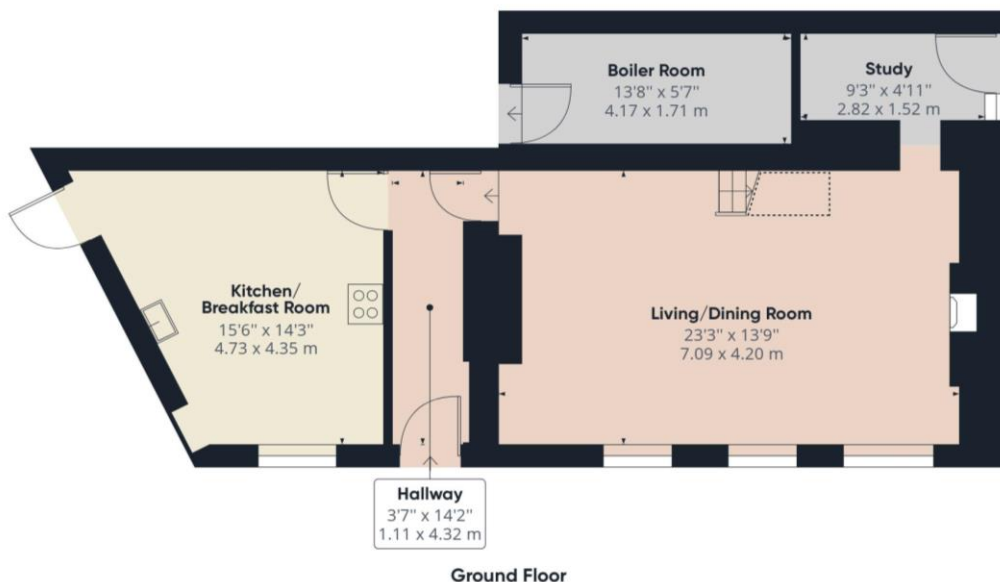
PVCu 'GEORGIAN' style DOUBLE GLAZED WINDOWS. PLASTIC FASCIAS.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS MODERNISED AND IMPROVED BY THE VENDOR SOME 25 YEARS AGO.

VIEWS ARE ENJOYED FROM THE PROPERTY.

WE ARE INFORMED THAT THE PROPERTY DATES BACK TO THE MID TO LATE 18th CENTURY AND WAS A PUBLIC HOUSE UP UNTIL THE TURN OF THE 19th CENTURY.





CANOPIED/PILLARED ENTRANCE PORCH

RECEPTION HALL 15' (4.57m) in depth with slate effect tiled floor. Dado rail. 8' 2" (2.49m) Ceiling height. Recess. Radiator. 2 Power points. Pine boarded stable door to the Living room. Pine boarded door to

KITCHEN/BREAKFAST ROOM 14' 5" x 11' avg. (4.39m x 3.35m) plus recess with red and black quarry tiled floor. Ebonised beam to pine T&G boarded ceiling. PVCu double glazed window to fore. Part tiled wall. Radiator. 1 Wall T&G boarded to dado height. Part single glazed stable door to outside. 17 Power points plus fused point. 8' 9" (2.67m) Ceiling height. Telephone point. Fitted shelving. Solid pine worksurface with 'Butlers' sink. Plumbing for dishwasher and washing machine. Fitted wall unit. Fitted floor and wall cupboards. Electric 'Cuisine Master 100' cooking range. Cooker hood.

LIVING/DINING ROOM 22' 6" x 13' 10" (6.85m x 4.21m) with radiator. 7' (2.13m) Ceiling height. One wall of exposed brick having a paved hearth incorporating a multi-fuel roomheater. 3 PVCu double glazed windows to fore. 9 Power points. Alcove with fitted shelving. Staircase to first floor. 3 Wall light fittings. Opening to

STUDY 9' 4" x 4' 11" (2.84m x 1.50m) with single glazed window. Boarded door to outside. Radiator. Fitted shelving. C/h timer control. Telephone point. 4 Power points.

FIRST FLOOR - pine boarded doors.

LANDING with 2 power points. Recessed downlighting.

FRONT BEDROOM 1 8' 8" x 8' 4" (2.64m x 2.54m) overall slightly 'L' shaped with PVCu double glazed window with a view. Radiator. 4 Power points.

SEPARATE WC 8' 8" x 4' 10" (2.64m x 1.47m) with radiator. PVCu double glazed window to fore with a view. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Fitted shelving.



FRONT BEDROOM 2 11' 2" x 9' 8" (3.40m x 2.94m) into recess with radiator. PVCu double glazed window with a view. 4 Power points. Picture light.

INNER LANDING with radiator. PVCu double glazed window. 2 Radiators.

FRONT BEDROOM 3 12' x 12' (3.65m x 3.65m) av. Plus fitted floor to ceiling wardrobes with double doors. Radiator. PVCu double glazed window with a view. Dado rail. TV and telephone points. 8 Power points.

BATHROOM 6' 10" av. x 6' 9" (2.08m x 2.06m) with part tiled walls. Enamelled bath tub having a plumbed-in shower over, curtain and rail. Radiator. PVCu double glazed window. **FITTED AIRING/LINEN CUPBOARD** with radiator. **FITTED FLOOR CUPBOARD** with double doors. Access to loft space.

EXTERNALLY

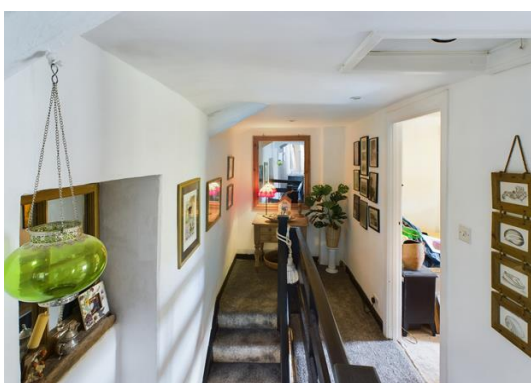
Car parking is available to the front and side with on the **opposite side of the road hardcored hardstanding for up to 3 vehicles**. Side gated paved partly covered pathway. Rear paved path with steps leading up to a gently sloping landscaped rear garden that is interspersed with a variety of ornamental trees/shrubs and which incorporates a paved patio, lawned garden areas, herbaceous borders, ornamental pond etc. Beyond there is a former vegetable garden with decorative stoned areas and raised former beds. Side sloping garden running down to a small brook. **From the garden views are enjoyed over the surrounding countryside.**

2 GREENHOUSES

FORMER WC

LEAN-TO BOILER ROOM 13' 10" x 5' (4.21m x 1.52m) with 'Worcester' oil fired central heating boiler. T&G boarded ceiling. Fitted pine workbench. Ledge and brace door. Power and lighting.

SUMMER HOUSE/WORKSHOP 15' 6" x 6' 6" (4.72m x 1.98m) with power and lighting. Double doors. 2 Single glazed windows. Veranda.









DIRECTIONS: - From **Carmarthen** take the **B4312 Llansteffan Road** **passing** through Johnstown. Continue out in to the countryside and **travel through Llangain 'Square'** towards **Llansteffan**. Continue down the road into **lower Llangain** and the property will be found on the **right hand side just before** the right hand turning for '**Pant yr Athro**' International Hostel (signposted) and turning for the '**Mansion House Restaurant with rooms**' (also signposted).

ENERGY EFFICIENCY RATING: - F (32).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2071-7280-3070-1490-2091.

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

COUNCIL TAX: – BAND E 2024/25 = £2,408.22p. *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 – 23.04.24

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.09.2023 - REF: 6677