

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)



- **ATTRACTIVE MODERN BAY FRONTED DETACHED HOUSE.**
- **4 BEDROOMS. 2 BATHROOMS. 3 WC's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE LOCAL SHOP AND PRIMARY SCHOOL.**
- **IMMACULATE VERY WELL PRESENTED ACCOMMODATION. GAS C/H.**
- **FITTED KITCHEN/DINING ROOM.**
- **EASE OF ACCESS TO DYFED/POWYS POLICE HQ AND A40/A48 TRUNK ROADS.**
- **1.2 MILES CARMARTHEN TOWN CENTRE.**

**No 10 Rhodfa Morgan Drive  
Llangunnor  
Carmarthen SA31 2NX**

**£359,950** 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.

An immaculate most conveniently situated **very well presented** modern traditionally built (2011) **BAY FRONTED 4 BEDROOMED DETACHED HOUSE** having attractive brick elevations part relieved with roughcast render located towards the beginning of an established residential estate of varying types and designs that was built to a (Oxford) design taken from the 'New Heritage Collection' by 'Redrow Homes' developers situated **just off a bus route** within **walking distance** of the local shop in 'Brynmeurig' and Llangunnor Primary School approximately **1.2 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying **ease of access** to Carmarthen Railway Station, Dyfed/Powys Police Headquarters, the A40/A48 trunk roads and businesses at Pensarn.

**GAS C/H** with thermostatically controlled radiator. **SMOOTH SKIMMED CEILINGS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.**

**PVCu DOUBLE GLAZED WINDOWS** – 'Georgian' style to front elevation.

**THE BLINDS AND FITTED CARPETS ARE INCLUDED. FIRST TIME ON THE OPEN MARKET.**

**RECESSED ENTRANCE PORCH** with composite entrance door having opaque double glazed lights to

**RECEPTION HALL 10' 2" x 6' 5" (3.10m x 1.95m) overall** with staircase to first floor with oak hand rail. Radiator. Mains smoke alarm. C/h thermostat control. Radiator. 2 Power points.

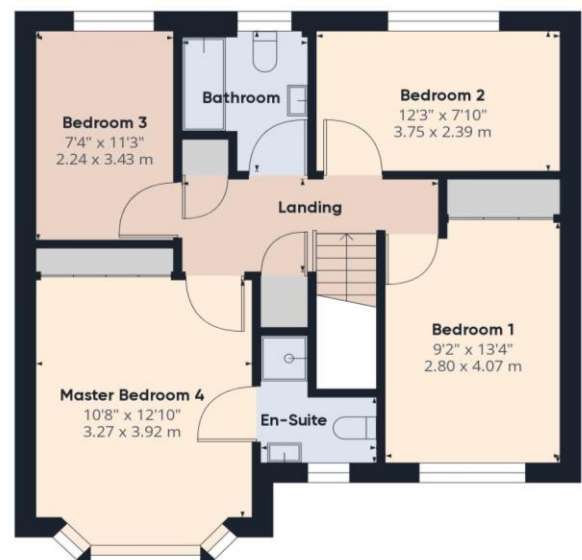
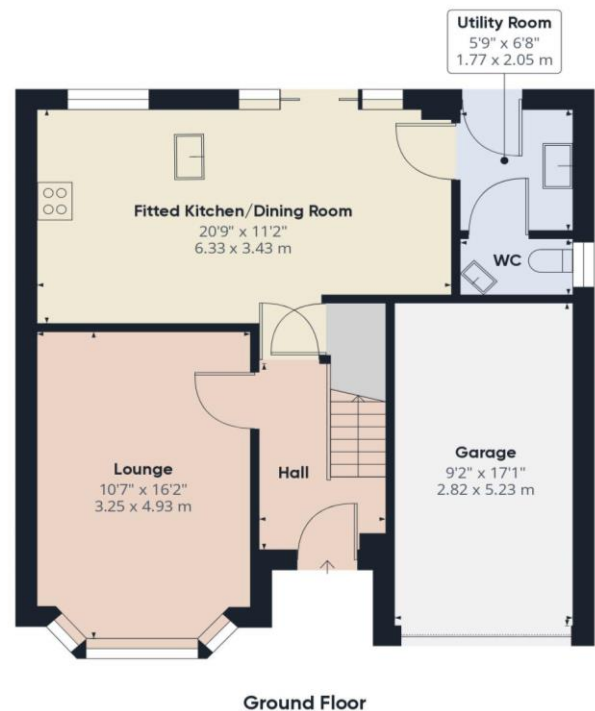
**LOUNGE 16' 4" x 10' 8" (4.97m x 3.25m)** into PVCu double glazed bay window. Radiator. Feature fireplace incorporating a coal effect electric fire. 8 Power points. TV and telephone points.

**FITTED KITCHEN/DINING ROOM 20' 10" x 11' 3" (6.35m x 3.43m)** with boarded effect vinyl floor covering. Recessed downlighting. PVCu double glazed window. Radiator. 10 Power points plus fused points. TV point. PVCu double glazed double French doors with side screens to and overlooking the rear garden. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, pull out pantry cupboard, 'Smeg' electric oven, 'Smeg' microwave oven, 'Neff' induction hob with splashback, integrated fridge and freezer and canopied cooker hood. Under pelmet lighting.

**WALK-IN UNDERSTAIRS STORAGE CUPBOARD**

**UTILITY ROOM 6' 9" x 5' 10" (2.06m x 1.78m)** with boarded effect vinyl floor covering. Radiator. PVCu part opaque double glazed door to rear. 2 Power points plus fused points. Plumbing for washing machine and dishwasher. Base unit with work surface and sink unit. Extractor fan.

**SEPARATE WC** with boarded effect vinyl floor covering. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.



Floor 1

## FIRST FLOOR

**LANDING** with access via a loft ladder to a partly boarded attic space. Radiator. 2 Power points.

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

**BUILT-IN AIRING/LINEN CUPBOARD OFF** housing the pressurised hot water cylinder. C/h timer control. Slatted shelf.

**FRONT BEDROOM 1** 13' 5" x 9' 2" (4.09m x 2.79m) **plus fitted wall to wall/floor to ceiling wardrobes** with sliding doors. Radiator. PVCu double glazed window. 4 Power points.

**REAR BEDROOM 2** 12' x 7' 11" (3.65m x 2.41m) with radiator. PVCu double glazed window overlooking the rear garden. 4 Power points.

**FAMILY BATHROOM** 7' 11" x 6' 10" (2.41m x 2.08m) **overall** with vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising wash hand basin, WC and panelled bath with plumbed-in shower over, tiled surround and shower screen.

**REAR BEDROOM 3** 11' 4" x 7' 4" (3.45m x 2.23m) with radiator. PVCu double glazed window. 4 Power points. **This room is presently utilised as a Study/Home Office.**

**MASTER BEDROOM 4** 14' 5" x 10' 8" (4.39m x 3.25m) **into** PVCu double glazed bay window to fore **plus fitted wall to wall/floor to ceiling wardrobes**. 6 Power points. TV point. Radiator.

**EN-SUITE SHOWER ROOM** with vinyl floor covering. 2 Piece suite in white comprising wash hand basin and WC. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. Shaver point. Tiled shower enclosure with plumbed-in shower over and shower door.

## EXTERNALLY

Tarmacadamed forecourt providing parking for up to 2 vehicles and which leads to the garage. Decoratively stoned front garden. Gated pathway to one side. Decorative stoned area to the other side. Enclosed close boarded fenced landscaped garden with paved patio having a glass roofed veranda and raised herbaceous borders with a variety of ornamental shrubs. **OUTSIDE POWER POINTS, LIGHT and WATER TAP.**

**ADJOINING GARAGE** 16' 11" x 9' 1" (5.15m x 2.77m) with **electronically operated** up-and-over garage door. 2 Power points. 'ideal LOGIC HEAT 15' wall mounted gas fired central heating boiler.









**DIRECTIONS:** - From **Carmarthen town centre** travel over **Tywi bridge** and **straight across the roundabout towards Pensarn** passing 'ATS' and 'The Royal Mail' sorting office. **Travel under 'Pont Pensarn'** and **continue up 'Babell Hill'**. Travel **past** the turnings for 'Haulfryn' and 'Blaengwastod'/'Login Road'. **Continue over the speed bumps** and **turn right into 'Roman Park'** and the property will be found on entering 'Rhodfa Morgan Drive' **just after the right hand bend** on the **right hand side**.

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

**COUNCIL TAX:** - BAND E. 2024/25 = £2,407.54p. **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**

Strictly by appointment with Gerald R Vaughan Estate Agents

17.04.2024 - REF: 6799