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Properties

GERALD R.
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• ESTATE AGENTS •

Valuers
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Est. 1998

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- **VERY WELL PRESENTED MODERN DETACHED BUNGALOW.**
- **NO FORWARD CHAIN. OIL C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **ONE OF THE LARGER GARDENS ON THE ESTATE.**
- **REFURBISHED, EXTENDED AND UPDATED SINCE 2001.**
- **2 SHOWER ROOMS/WC's.**
- **3 BEDROOMS of double proportions.**
- **2 LIVING ROOMS. LANDSCAPED GARDENS.**
- **MIDWAY CARMARTHEN & CROSS HANDS.**

No 24 Brynhyfryd
Llanddarog
Carmarthen SA32 8PF

£359,950 OIRO
FREEHOLD

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The Property
Ombudsman

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*A most conveniently situated very well presented traditionally built (circa. 1970's) **3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** having a part re-constituted stone facade that has been **modernised, updated and extended** by the vendor since 2001 situated on an established sought after cul-de-sac of similar type dwellings towards the periphery of yet within **walking distance** of the **Primary School, Village shop/Post Office and Public Houses/Restaurants** at the centre of the popular village of **Llanddarog** which in turn is located just off the **A48 Carmarthen to Cross Hands dual carriageway**, within **1.5 miles** of the Village Shop/Post Office at the centre of **Porthyrhyd**, is within **2.5 miles** of the **National Botanical Garden of Wales**, is located within **6 miles** of the Business Park and centre of **Cross Hands**, is within **7 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is situated some **9.5 miles** of the **M4 Motorway**.*

Applicants may be interested to note that since 2001 the property was **extended at the rear** with the provision of a **SUN LOUNGE, REAR HALL** and additional **SHOWER ROOM**, a new boiler and some radiators have been provided, the driveway has been widened, the former bathroom was refurbished, new internal doors provided and the bungalow was **RE-ROOFED IN 2019**.

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

7' 10" (2.39m) CEILING HEIGHTS. TEXTURED AND COVERED CEILINGS.

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

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

FIRST TIME ON THE MARKET SINCE 2001. NO FORWARD CHAIN.



ENTRANCE HALL with PVCu double glazed double entrance doors. Terrazzo tiled floor. PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 13' x 4' 9" (3.96m x 1.45m) with radiator. Telephone point. 2 Power points.

FRONT BEDROOM 1 11' 10" x 10' 6" (3.60m x 3.20m) with PVCu double glazed window. Radiator. Fitted bedroom suite. Smoke alarm. 6 Power points.

LOUNGE/DINING ROOM 16' 6" x 14' 2" (5.03m x 4.31m) with 6 power points. TV point. 2 Radiators. PVCu double glazed picture window with a view. Feature fireplace with a coal effect electric fire. Wiring for 3 wall light fittings.

INNER HALL 9' 1" x 6' 4" (2.77m x 1.93m) with C/h thermostat control. Access to partly boarded attic space with an electric light via a retractable loft ladder.

BUILT-IN CLOAKS CUPBOARD with double doors - one mirrored.

FITTED AIRING/LINEN CUPBOARD with lagged hot water cylinder. Slatted shelving.

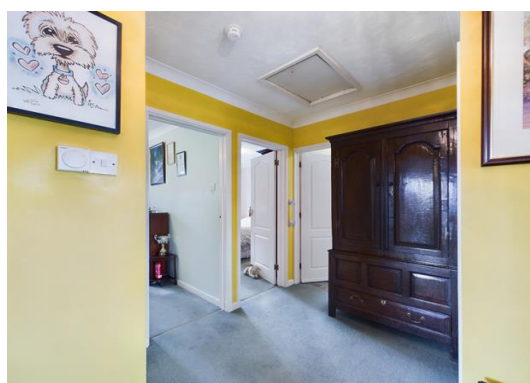
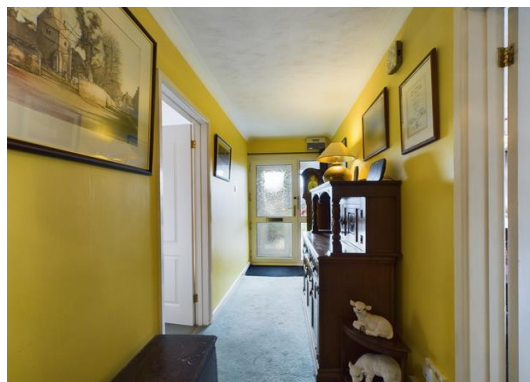
SHOWER ROOM 9' 7" x 6' 1" (2.92m x 1.85m) with tile effect vinyl floor covering. 2 PVCu opaque double glazed windows. Part tiled walls. Radiator. Fitted bathroom cabinet with shaver point. Fitted bathroom furniture incorporating a 2 piece suite in white comprising WC, wash hand basin and fitted storage cupboards. Quadrant shower enclosure with electric shower over and double sliding shower doors.

REAR BEDROOM 2 11' 10" x 9' 10" (3.60m x 2.99m) with 4 power points. Radiator. PVCu double glazed window overlooking the rear garden.

REAR BEDROOM 3 11' 11" x 8' 8" (3.63m x 2.64m) with radiator. 4 Power points. PVCu double glazed window overlooking the rear garden.

FITTED KITCHEN/BREAKFAST ROOM 18' 2" x 10' 10" (5.53m x 3.30m) with part tiled walls. 'Flotex' floor covering. Plumbing for dishwasher and washing machine. Smoke alarm. Double aspect. 2 PVCu double glazed windows. 2 Radiators. 9 Power points. Range of fitted base and eye level light oak fronted kitchen units with under pelmet lighting incorporating a ceramic hob, cooker hood, double oven, pull-out ironing board, sink unit, integrated fridge/freezer, glazed/open fronted display units and wine rack. PVCu part opaque double glazed door to the Sun Lounge

BUILT-IN BOILER CUPBOARD OFF housing the 'Worcester' oil fired central heating boiler. C/h timer control. Slatted shelving.



SUN LOUNGE 11' 10" x 10' 11" (3.60m x 3.32m) with 2 radiators. Triple aspect. 9 Power points. TV point. 2 PVCu double glazed windows **overlooking the rear garden**. Sliding PVCu double glazed patio door to the **decked terrace** that overlooks the rear garden. Opening to

REAR HALL 5' 5" x 3' 7" (1.65m x 1.09m) with radiator. Tile effect vinyl floor covering. PVCu double glazed window. PVCu part double glazed door to outside. 2 Power points.

SHOWER ROOM 6' 7" x 6' (2.01m x 1.83m) with mainly tiled walls. Tile effect vinyl floor covering. Radiator. PVCu double glazed window. Full length mirror to the inside face of the door. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Fitted cupboard. Space for a tumble drier. Quadrant shower enclosure with electric shower over.

EXTERNALLY

The bungalow occupies deceptively large level landscaped gardens that incorporate a double gated tarmacadamed entrance drive that provides ample private car parking and that leads to the garage. Front walled lawned garden with herbaceous borders, raised beds and a paved terrace. Gated pathways to either side with to one side a decoratively stoned border and **BIN STORAGE AREA OFF**. There is to the rear a walled mainly lawned garden that affords a **good degree of privacy** that incorporates herbaceous borders, raised beds, decoratively stoned areas, rockery with water feature, pinnacle, mill stone, fitted garden table with 3 chairs. **OUTSIDE LIGHT. BUNDED OIL STORAGE TANK.**

ADJOINING GARAGE 17' 5" x 9' 1" (5.30m x 2.77m) with 4 power points. Fitted base and eye level cupboards. Fitted shelving. Fibreglass up-and-over garage door. PVCu part double glazed personal door. **WATER TAP.** Concrete block built.

INSULATED GARDEN STORE SHED 10' x 8' (3.05m x 2.44m) with power and lighting. Workbench. Single glazed window. 5 Power points.









DIRECTIONS: - From **Carmarthen** take the **A48 dual carriageway east** towards **Cross Hands/Swansea** and having **past 'Mile End' Petrol Filling Station** and the entrance to the **Recycling Centre turn right** for **Llanddarog** across the dual carriageway (**signposted**). Continue into the centre of the village and **turn right opposite** the 'White Hart Inn' Public House for **Cwmisfael (signposted)**. Travel a **short distance** along this road and **turn first left** into **Brynhyfryd (signposted)**. Continue into the cul-de-sac **baring left** and the property will be found a **little way up on the left 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 (metered) and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E 2024/25 = £2,409.22p. *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.



AERIAL PHOTOGRAPH TAKEN 2007

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

31.03.2024 - REF: 6788