

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **SUBSTANTIAL DETACHED FAMILY RESIDENCE. 4 DOUBLE BEDROOMS.**
- **2 LIVING ROOMS. UTILITY ROOM.**
- **OIL C/H. DOUBLE GLAZED WINDOWS.**
- **ADJOINING QUARTER ACRE PLOT OF LAND WITHIN LDP AVAILABLE BY SEPARATE NEGOTIATION.**
- **SET IN JUST UNDER 1 ACRE.**
- **4 BATHROOMS - 2 EN-SUITE. STUDY.**
- **MAINLY LAWNED GARDENS. DOUBLE GARAGE.**
- **MIDWAY CARMARTHEN AND NEWCASTLE EMLYN.**

Bryn Tawel,
Hermon, Cynwyl Elfed,
Carmarthen SA33 6SR

£435,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

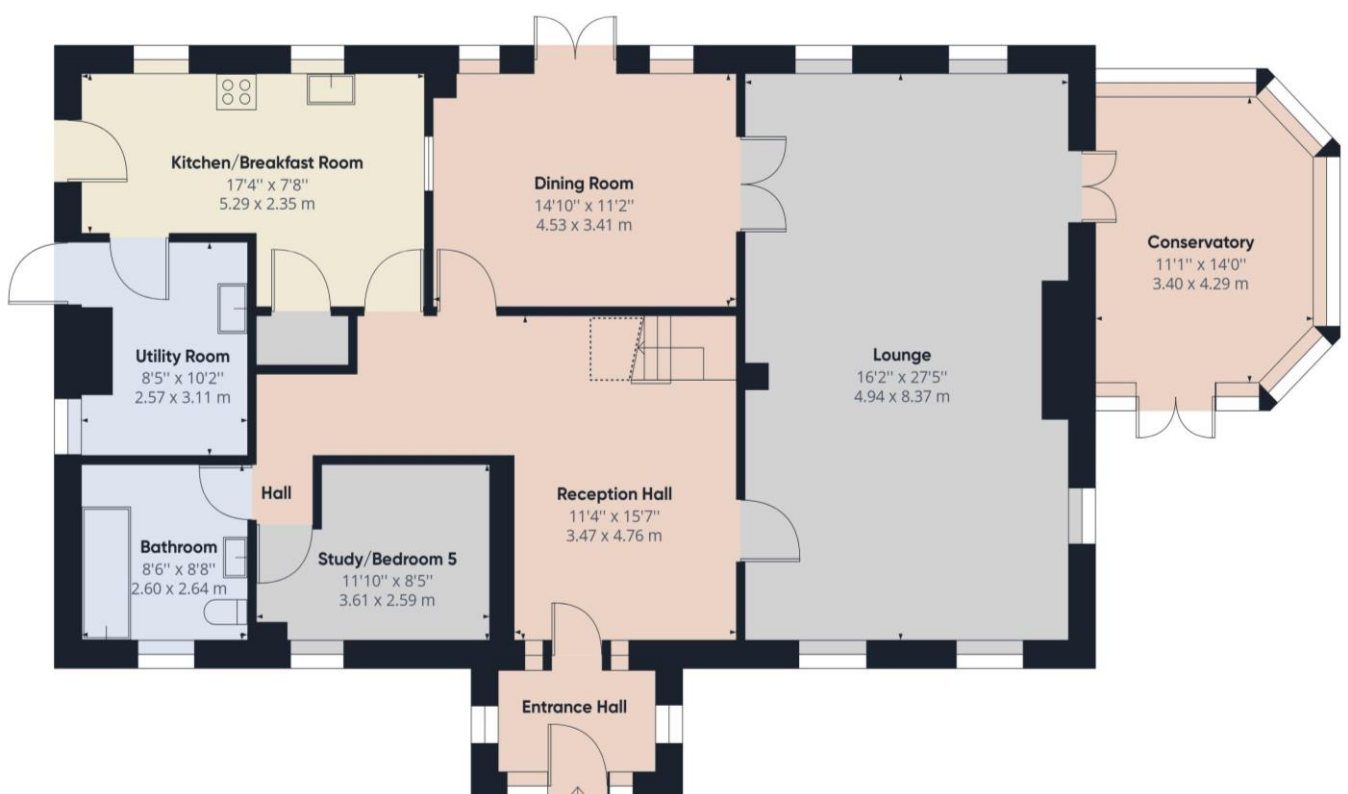
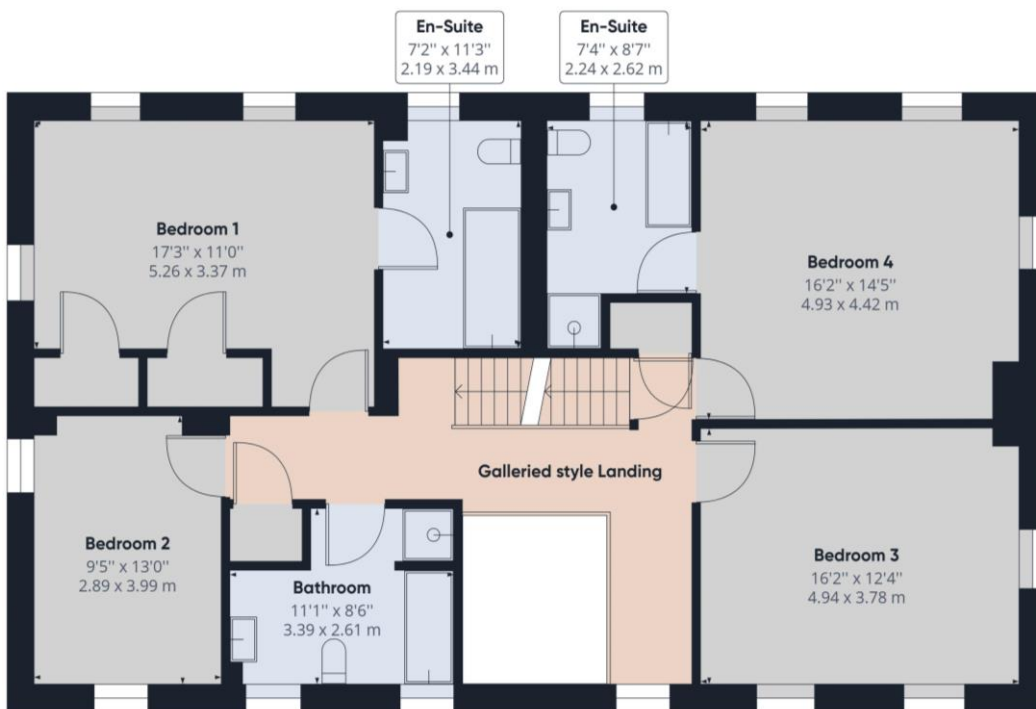
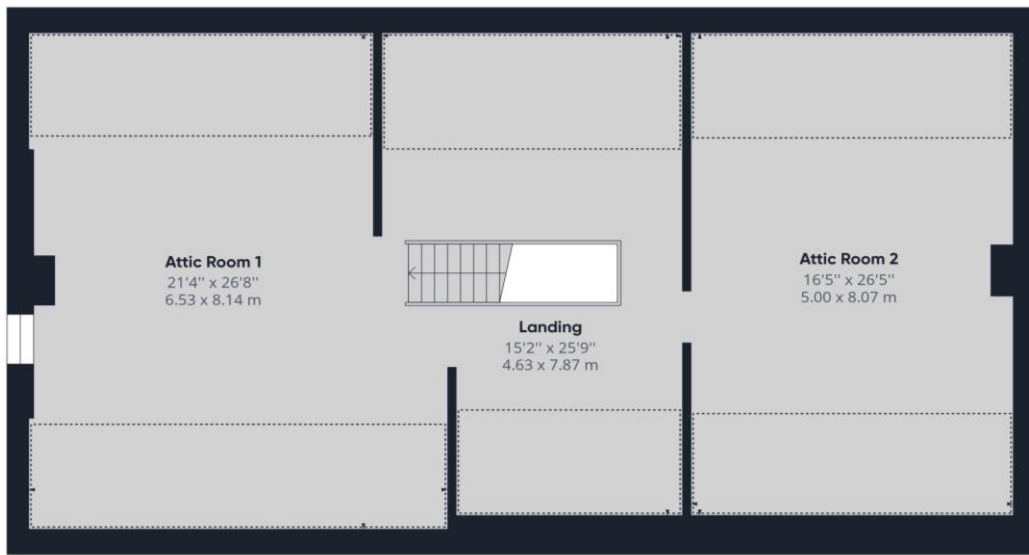
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

naei | propertymark
PROTECTED

arta | propertymark
PROTECTED

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 substantial modern traditionally built (1991) **4/5 DOUBLE BEDROOMED - 2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** set in **just under 1 ACRE** being situated set slightly back off and above the road **bordering the countryside** at rear on the periphery of the rural village community of Hermon which in turn is located on the **B4333 Cynwyl Elfed to Newcastle Emlyn road** within **2.5 miles of the A484 Carmarthen to Newcastle Emlyn trunk road and village of Cynwyl Elfed** that offers a Primary School and convenience store/Post Office, is within **5.5 miles of Carmarthen Golf Club**, is situated some **7.5 miles south of the Teifi Valley Market town of Newcastle Emlyn** and is located some **9 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE PRESELI MOUNTAINS IN THE DISTANCE.

NO FORWARD CHAIN. OWNED BY THE SAME FAMILY SINCE 1999.

OIL C/H with thermostatically controlled radiators - **NOT TESTED.**

'GEORGIAN' style DOUBLE GLAZED SASH WINDOWS.

9' (2.74m) CEILING HEIGHTS TO THE GROUND FLOOR. TEXTURED AND COVED CEILINGS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

THE CURTAINS, BLINDS AND FITTED CARPETS ARE INCLUDED.

ENTRANCE HALL with wood block flooring incorporating a central 'Matwell.' 2 'Porthole' single glazed windows. Opaque glazed door and side screens to

RECEPTION HALL 15' 9" ext. 23' 11" overall x 11' 4" (4.80m ext. 7.29m x 3.45m) 'L' shaped with engineered oak boarded effect flooring. Radiator. Staircase to first floor with oak newel post and handrail. 8 Power points. C/h thermostat control.

LOUNGE 27' 7" x 16' 2" (8.40m x 4.92m) with triple aspect. 5 PVCu double glazed windows. 4 Radiators. 4 Uplighter wall lights. 16 Power points. TV point. Feature fireplace. Double doors to the Dining room. Double glazed double doors to

CONSERVATORY 14' x 11' (4.26m x 3.35m) with ceramic tiled floor. Part double glazed under a polycarbonate roof with water tap. 2 Power points.

DINING ROOM 14' 11" x 11' 3" (4.54m x 3.43m) with 2 wall uplighters. 2 Radiators. 2 PVCu double glazed windows. Double glazed double doors to and overlooking the rear garden. 6 Power points. Serving hatch to the kitchen. Door to the Reception Hall. Double doors to the Lounge.

FITTED KITCHEN/BREAKFAST ROOM 17' 4" x 11' 4" (5.28m x 3.45m) overall 'L' shaped with radiator. Vinyl floor covering. 2 PVCu double glazed windows. TV and telephone points. Part opaque glazed door to rear. Part tiled walls. 12 Power points plus fused points. Range of fitted base and eye level kitchen units with tiled worktops incorporating a 1.5 bowl sink unit and canopied cooker hood.

BUILT-IN PANTRY OFF with fitted shelving. C/h timer control.



UTILITY ROOM 10' 1" x 8' 6" (3.07m x 2.59m) with 8 power points. Part single glazed door to outside. Vinyl floor covering. Water stop tap. 'Worcester' oil fired central heating boiler - **NOT TESTED**. PVCu double glazed window. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. C/h timer control.

HOME OFFICE/STUDY/BEDROOM 5 11' 11" x 8' 6" (3.63m x 2.59m) overall 'L' shaped with double glazed window. Radiator. TV and telephone points. 6 Power points.

BATHROOM 8' 7" x 8' 6" (2.61m x 2.59m) with wall light. Double glazed window. 2 Radiators. Part tiled walls. 3 Piece suite comprising pedestal wash hand basin with fitted storage cupboard beneath, WC and bath tub with tiled surround.

FIRST FLOOR - 8' 10" (2.69m) Ceiling heights.

GALLERIED LANDING with engineered oak boarded flooring to part. 4 Power points.

DEEP BUILT-IN AIRING/LINEN CUPBOARD with electric light. Pre-lagged hot water cylinder. Fitted shelving.

REAR BEDROOM 1 17' 4" x 11' ext. 13' 11" (5.28m x 3.35m ext. 4.24) overall slightly 'L' shaped with double aspect. Radiator. 8 Power points. Telephone point. 3 Double glazed windows overlooking the side and rear gardens. **2 Walk-in wardrobes off** with electric light, hanging rail and cupboard space.

EN-SUITE BATHROOM 11' 4" x 7' 3" (3.45m x 2.21m) with radiator. Double glazed window. Part tiled walls. 2 Wall light fittings. 3 Piece suite comprising WC, pedestal wash hand basin and panelled bath. 2 Wall mirrors.

FRONT BEDROOM 2 13' 1" x 9' 5" (3.98m x 2.87m) with double aspect. 2 Radiators. 6 Power points. 2 Double glazed windows with views over the surrounding countryside.

FAMILY BATHROOM 11' 1" x 8' 6" (3.38m x 2.59m) overall 'L' shaped with 2 radiators. 2 Double glazed windows with views over the surrounding countryside towards the Preseli Mountains in the distance on a clear day. Part tiled walls. 3 Piece coloured suite comprising pedestal wash hand basin, WC and panelled bath. Tiled shower enclosure with plumbed-in shower over and shower door.

FRONT BEDROOM 3 16' 2" x 12' 5" (4.92m x 3.78m) with double aspect. 3 Double glazed windows with views over the surrounding countryside. Radiator. 8 Power points.

INNER LANDING with staircase to the Attic rooms.

BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Pre-lagged hot water cylinder. Electric light.

REAR BEDROOM 4 16' 3" x 14' 7" (4.95m x 4.44m) with double aspect. 3 Double glazed windows with views over the surrounding countryside. 8 Power points.



EN-SUITE BATHROOM 8' 7" x 7' 4" (2.61m x 2.23m) plus built-in tiled shower enclosure with plumbed-in shower over and shower door. Radiator. Double glazed window. Part tiled walls. Wall light. 3 Piece coloured suite comprising panelled bath, WC and pedestal wash hand basin.

SECOND FLOOR - *The second floor was originally constructed so as to allow for the provision of additional living accommodation if so desired and subject to the necessary consents being obtained.*

ATTIC ROOM No 1 21' x 13' 4" (6.40m x 4.06m) plus eaves with 2 power points. Double glazed window to side with a view. Sloping ceiling. **11' (3.35m) height to apex of roof.**

LANDING AREA to either side of stairwell. 2 Power points.

ATTIC ROOM No 2 16' 4" x 13' 4" (4.97m x 4.06m) plus eaves. Sloping ceiling. **11' (3.35m) height to apex of roof.**

EXTERNALLY

The residence occupies mainly lawned gardens that amount to just under an acre that incorporate a stone walled/double gated hardcored entrance drive which leads past the residence to the side and provides ample private car parking/turning. There are large mainly lawned gardens to the front, side and rear. The gardens are interspersed/bounded by mature trees and shrubs. Paved patio and ornamental pond to one side. **OUTSIDE LIGHT and 4 POWER POINTS. OIL STORAGE TANK.**

DETACHED DOUBLE GARAGE 23' x 21' (7.01m x 6.40m) of traditional cavity concrete block construction. 2 Double glazed sash windows. 2 Up-and-over garage doors. Water tap. 4 Power points.









ADJOINING PLOT OF LAND
AVAILABLE BY SEPARATE NEGOTIATION

To the south and adjoining the property offered for sale is a plot of land with its own gated hardcored access that is available by separate negotiation and which lies within the development limits for the village of Hermon. This plot of land amounts to approximately a quarter of an acre and is served by a gated hardcored entrance drive and parking area and presently houses a timber framed building that was previously utilised and has planning permission for the use as a 'Take-away' chip shop. The business that was operated from this premises was known as 'The Chipeteria.' The premises is split level and has mains electricity and water connected and we are informed that private drainage has been provided independently to the main house.

GUIDE PRICE - £100,000

THE TAKE-AWAY PREMISES COMPRISES: -

RECEPTION 12' 3" x 9' (3.73m x 2.74m) with 2 PVCu double glazed windows. Double entrance doors. 4 Power points. Concrete floor. Vaulted ceiling.

KITCHEN 12' 3" x 7' 3" (3.73m x 2.21m) with counter servery. Concrete tiled floor. PVCu double glazed window. Part tiled walls. Pre-lagged hot water cylinder with immersion heater. Stainless steel sink unit and sideboard. Commercial sized extractor fan. Stainless steel wash hand basin and surround. 8 Power points. Vaulted ceiling. Part glazed door to the side.

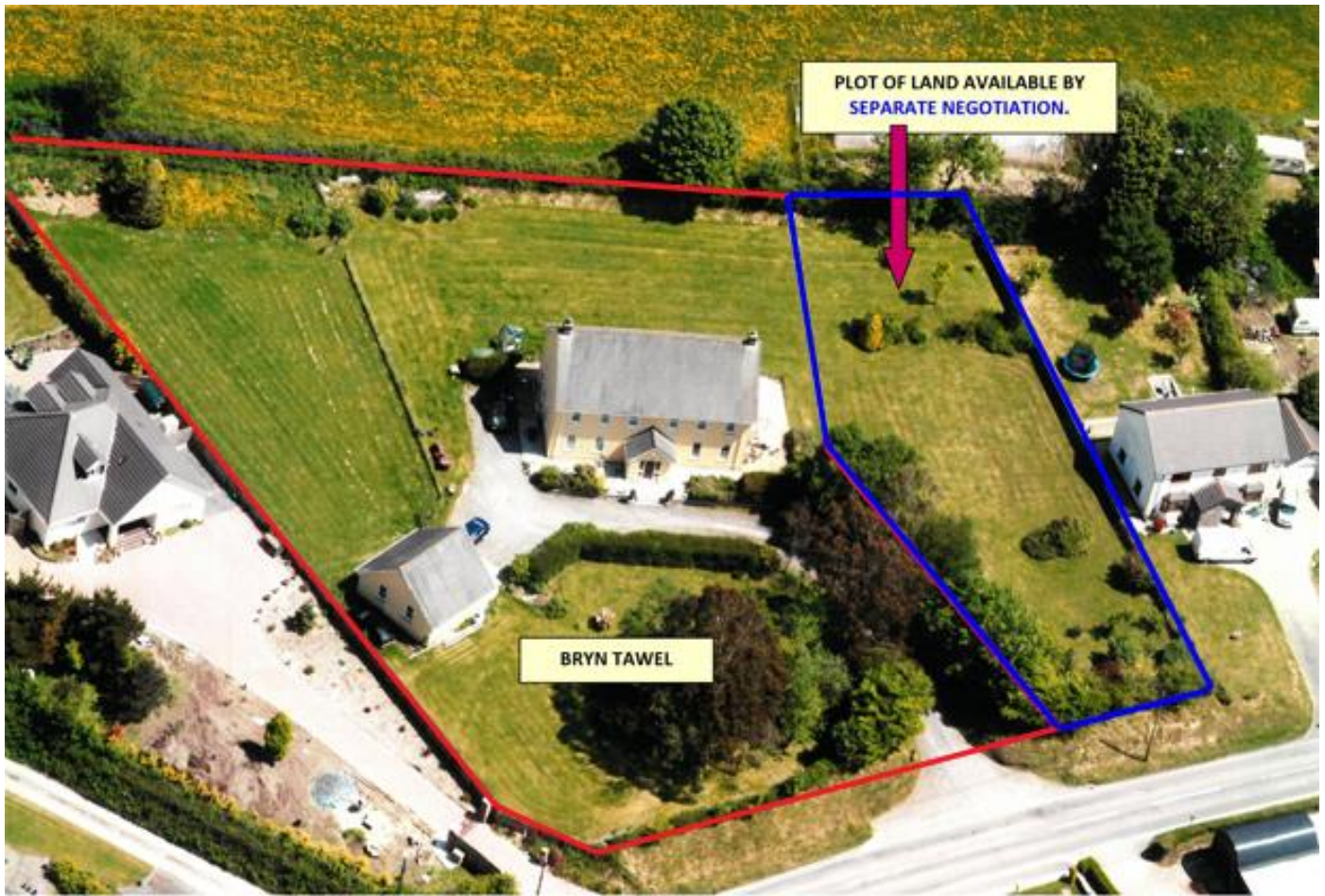
EXTERNALLY

Gated hardcored entrance drive providing ample private car parking/turning. Front lawned garden. Side paved sun terrace. Rear lawned garden.

APPLICANTS MAY BE INTERESTED TO NOTE that this plot of land originally formed part of 'Bryn Tawel' but in 2016 Full Planning Permission was obtained for **Change of Use to a 'mobile hot food outlet.'** This former 'take away/fish and chip' shop has not been used as a food outlet since 2018. **Under planning reference number W/39083 Outline Planning Permission** was granted on the **24th March 2020 for Change of Use to a residential building plot subject to a Unilateral Undertaking for affordable housing.** It is believed that a Reserved Matters Application has **not** been submitted to the Local Planning Authority prior to the 23rd March 2023 and it is therefore deemed that this planning consent has **expired** although the site is located **within** the present and **proposed development limits for the community of Hermon.**







AERIAL PHOTO JUNE 2010

DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn Road** north travelling **through** the villages of Bronwydd Arms, Cwmdwyfran and Pentre-Morgan. **Upon entering Cynwyl Elfed** travel over the **humpback bridge** past the **village shop/post office** and **bare next left on to the B4333 Newcastle Emlyn Road (signposted)**. Travel up the hill **past** the entrance to the Primary School and over the 'Sleeping Policemen' and **continue for approximately 2 miles**. **Upon entering Hermon** travel **past** the Chapel and Graveyard and continue up the hill, continue **past 'Asio Afan' Welding** and the entrance to the property will be found a little further along on the **right hand side**.

ENERGY EFFICIENCY RATING: - D (58).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0348-2878-7410-9326-5711.

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

COUNCIL TAX: – BAND G 2023/24 = £3,068.55p. **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

24.09.2023 - REF: 6670