

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)



- **MODERN ARCHITECT DESIGNED ENERGY EFFICIENT DETACHED FAMILY RESIDENCE.**
- **NO FORWARD CHAIN. OIL C/H.**
- **3 BATHROOMS. 4 WC's. EPC – B (88).**
- **CENTRE OF POPULAR RURAL VILLAGE.**
- **INDIVIDUALLY BUILT TO A HIGH SPECIFICATION.**
- **4 BEDROOMED CONTEMPORARY ACCOMMODATION.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **6 MILES SOUTH OF CARMARTHEN. 10 MILES OF LLANELLI.**

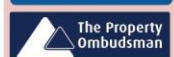
**Kerho**  
Llandyfaelog  
Kidwelly SA17 5PR

**£445,000** OIRO  
FREEHOLD

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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.

*A very well presented most conveniently situated individual traditionally built (2021) **architect designed energy efficient 4 BEDROOMED DETACHED RESIDENCE** affording light and airy accommodation that was built to a high specification by a reputable firm of local builders enjoying a sunny south facing position at the popular rural village community of Llandyfaelog that offers a thriving Village Pub and which in turn is located **just off the A484 Carmarthen to Llanelli trunk road** (third mile - bus route) within **4 miles of the foreshore, Primary School and Railway Station at Ferryside**, is within **4 miles of the ancient estuarial township of Kidwelly** that is renowned for its Norman Castle and which also offers a Railway Station and Primary Schools, is located some **6 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is situated within **10 miles of the town of Llanelli**. The property enjoying **ease of access** to 'Ffos Las Racecourse', 'Pembrey Motorsports Centre', 'Pembrey Country Park' and 'Cefn Sidan Sands'.*

**NO FORWARD CHAIN. 4 KW PV PANELS TO THE ROOF SLOPE.**

**FIBRE TO HOUSE - CAT 5 CABLING TO THE ACCOMMODATION.**

**OIL CENTRAL HEATING - UNDERFLOOR TO GROUND FLOOR - thermostatically controlled radiators** to first and second floors.

**PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**LIGHT OAK PANEL EFFECT INTERNAL DOORS (MAINLY FIRE DOORS).**

**ENGINEERED OAK BOARDED FLOORING. SOLID OAK WINDOW SILLS.**

**8'1" CEILING HEIGHTS TO THE GROUND FLOOR. SMOOTH SKIMMED CEILINGS.**

**THE CONSTRUCTION OF THE PROPERTY WAS SUPERVISED BY A CHARTERED ARCHITECT AND THE APPROPRIATE CERTIFICATE IS AVAILABLE ON COMPLETION.**

**DOMESTIC SPRINKLER SYSTEM LINKED TO THE SMOKE/HEAT DETECTORS.**



**RECEPTION HALL/ATRIUM** with double aspect. Ceramic tiled floor. Staircase to the first floor with oak treads and handrail. Burglar alarm keypad. Floor to ceiling PVCu double glazed window allowing natural light to 'flood' the Hallway and Stairwell. Composite entrance door with opaque double glazed wall lights. Understairs storage area. Underfloor heating room thermostat. Recessed downlighting. Opening to the side hall. Light oak part glazed door to the Kitchen/Living room.

**BUILT-IN STORE CUPBOARD OFF**

**OPEN PLAN FITTED KITCHEN/LIVING/DINING ROOM 22' 3" x 20' 5" (6.78m x 6.22m)** overall 'L' shaped with ceramic tiled floor to match the hallway to the kitchen area. Feature fitted local oak bench. Recessed downlighting. Mains smoke and heat detectors. USB charger port. Underfloor heating room thermostat. Triple aspect. 5 PVCu double glazed windows. PVCu double glazed double French doors to the garden. 21 Power points plus fused points. Range of fitted base and eye level kitchen units with soft close doors incorporating an integrated fridge, freezer, dishwasher, 'Franke' sink unit, carousel unit, ceramic hob, electric oven and canopied cooker hood. Under pelmet lighting. Engineered oak boarded effect flooring to the Living/Dining room. TV and telephone points.

**SIDE HALL** with ceramic tiled floor. Burglar alarm keypad. Composite entrance door to the side. Light oak fire doors to the Utility room and

**SEPARATE WC** with floor to match the Reception Hall. Underfloor heating room thermostat. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with oak splashback and fitted cupboard beneath.

**UTILITY ROOM 8' 10" x 7' 3" (2.69m x 2.21m)** overall with ceramic tiled floor. PVCu double glazed window. Extractor fan. Mains heat and carbon monoxide detectors. 6 Power points. Worksurface with oak upstand. 'Butlers' sink on oak plinth. Plumbing for washing machine. **Fitted floor to ceiling AIRING/LINEN CUPBOARD** with double sliding doors housing the Worcester 'Greenstar Danesmoor' oil fired central heating boiler, pressurised hot water cylinder and fitted shelving.

**FIRST FLOOR**

**LANDING** with mains smoke detector. Engineered oak boarded effect flooring. Views to the front and rear. C/h thermostat control. 2 Power points. Staircase to the second floor with oak treads and handrail.

**SIDE BEDROOM 1 12' 11" x 7' 3" (3.93m x 2.21m)** with engineered oak boarded flooring. Radiator. 6 Power points. TV point. Double aspect. 2 PVCu double glazed windows one with a view over the village. USB charger port. Oak boarded effect fire doors to the Landing and



### **EN-SUITE SHOWER ROOM 7' 2" x 3' 9" (2.18m x 1.14m)**

with chrome towel warmer ladder radiator. Vinyl floor covering. Extractor fan. PVCu part opaque double glazed window. 2 Piece suite comprising WC and wash hand basin with cupboard beneath and oak upstand. Shower enclosure with waterproof panelled walls, sliding door and plumbed in rainhead shower over and handheld shower attachment.

**INNER LANDING** with engineered oak boarded flooring.

**FRONT BEDROOM 2 14' 7" x 9' 5" (4.44m x 2.87m)** plus built-in wardrobe with double sliding doors, hanging rail and fitted shelving. Double aspect. Engineered oak boarded flooring. 3 PVCu double glazed windows with views. Radiator. 6 Power points. USB charger port. TV point.

**REAR BEDROOM 3 10' 7" x 10' (3.22m x 3.05m)** plus built-in wardrobe with double sliding doors, hanging rail and fitted shelving. Radiator. Engineered oak boarded flooring. 6 Power points. USB charger port. Double aspect. PVCu double glazed window. PVCu double glazed door to the **RAILED BALCONY**.

### **FAMILY BATHROOM 9' 4" x 7' 10" (2.84m x 2.39m) overall**

'L' shaped with PVCu double glazed window. Extractor fan. Feature vinyl tiled floor. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC, wash hand basin with fitted cupboard beneath and oval bath tub with shower attachment. Shower enclosure with waterproof panelled walls, sliding doors and plumbed in rainhead shower over with handheld shower attachment.

## **SECOND FLOOR**

**LANDING 12' 3" x 11' 6" (3.73m x 3.50m) overall** with mains smoke detector. Double glazed 'Velux' window to part sloping ceiling. Radiator. Access to eaves storage area. 2 Power points. C/h thermostat control.

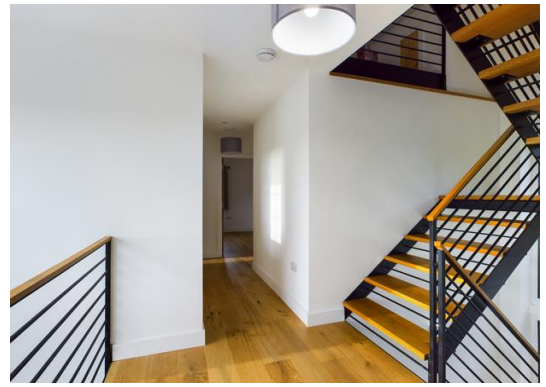
**SHOWER ROOM 10' 2" x 6' 10" (3.10m x 2.08m)** plus eaves storage cupboard off housing the PV panel DC isolator. Vinyl floor covering. Part sloping ceiling. Extractor fan. Chrome towel warmer ladder radiator. Double glazed 'Velux' window to part sloping ceiling. 2 Piece suite in white comprising WC and wash hand basin with fitted drawers beneath. Shower enclosure with plumbed in rainhead shower over and handheld shower attachment, shower door.

**MASTER BEDROOM 4 15' 4" x 15' (4.67m x 4.57m) overall** with engineered oak boarded flooring. 2 Double glazed 'Velux' windows to part sloping ceiling. 2 USB charger ports. TV and telephone points. 8 Power points. Fitted wardrobe and cupboard with 3 sliding doors and 2 power points.

## **EXTERNALLY**

Unrestricted on street parking available immediately to fore. 'Cock and Hen' stone walled hardcored entrance drive providing ample private car parking. Decorative slate pathways to the front and side. Walled decorative slate garden enjoying a sunny southerly aspect. **OIL STORAGE TANK. 2 GARDEN STORE SHEDS.**







**DIRECTIONS:** - From **Carmarthen** take the **A484 Llanelli Road south** passing through Cwmffrwd and Idole. Continue through **Upland Arms**, past the first turning for Ferryside. Travel past **'Star Forge'** and having travelled for a **further 1 mile** turn left towards the bottom of the hill by the **bus shelter** opposite and **just before** the right hand turning for Ferryside (signposted **Llansaint, Ferryside and Three Rivers Hotel**). Continue down the hill into the **village of Llandyfaelog** and the property will be found on your **left hand side** before the 'The Red Lion Public House'.

**ENERGY EFFICIENCY RATING:** - B (88).

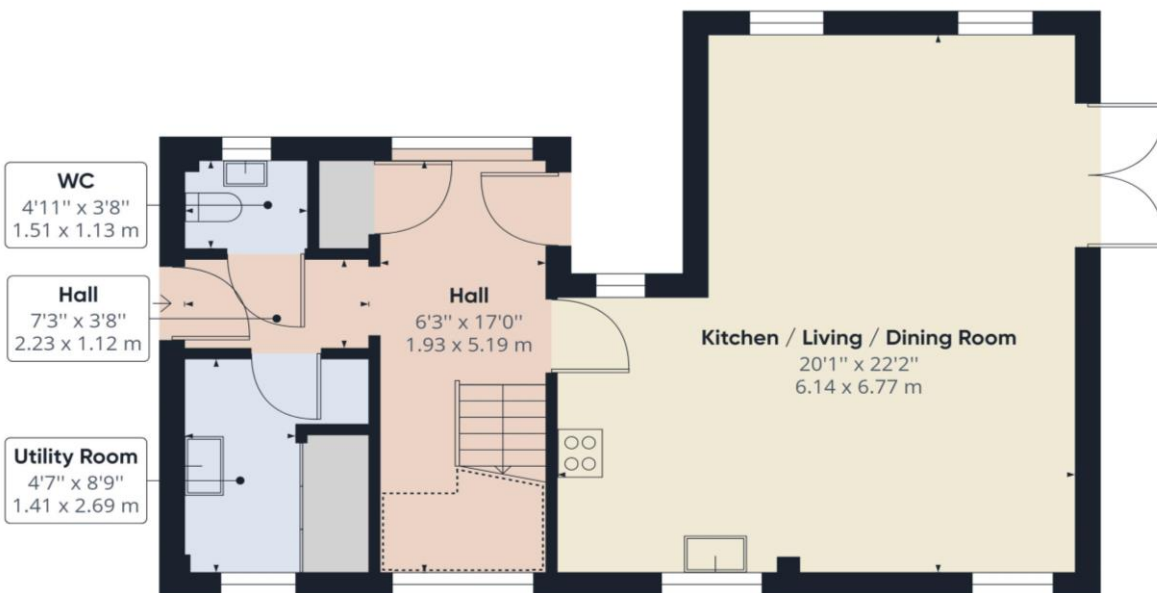
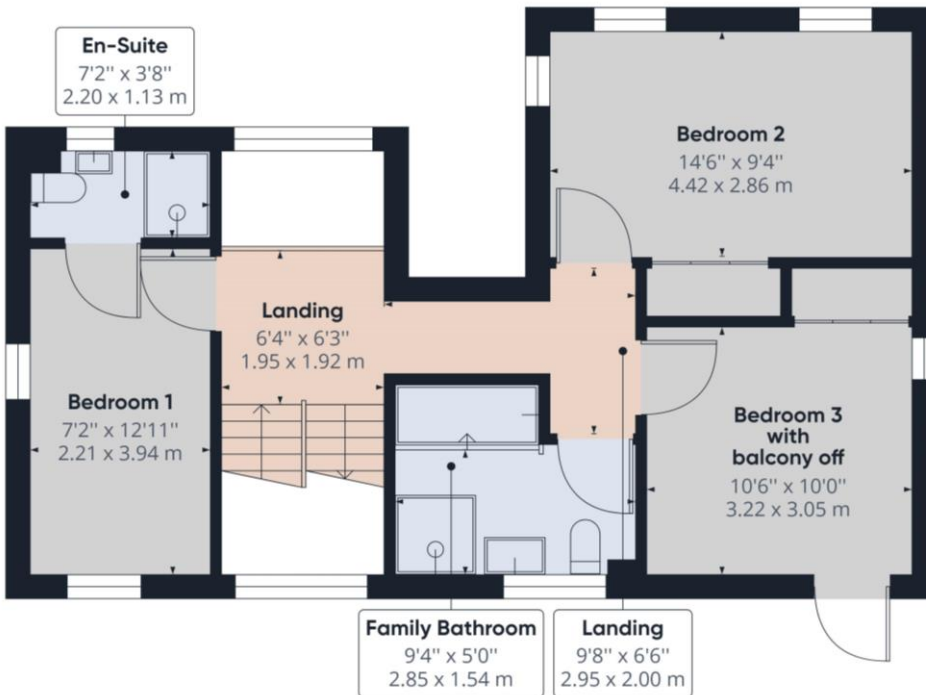
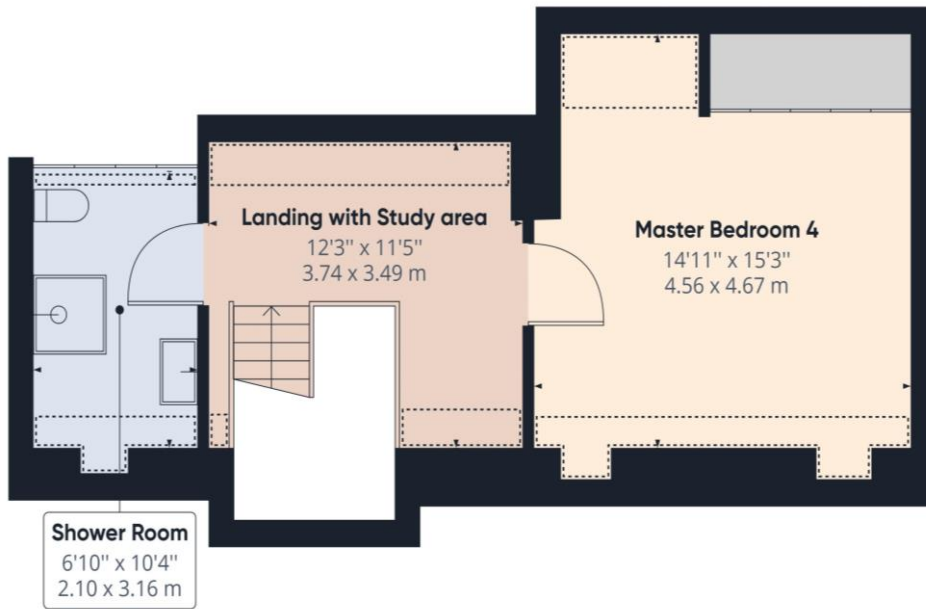
**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0432-0029-2394-3482-6200.

**SERVICES:** - Mains electricity and water. Private drainage (mini treatment plant). Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND E. 2022/23 = £2,106.27p. *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

10.12.2022 - REF: 6493