





Red Court Llysonnen Road, Carmarthen, SA33 5DR

Offers In The Region Of £459,950

- IMPOSING PERIOD RESIDENCE SET IN APPROXIMATELY 0.75 OF AN ACRE.
- 5 BEDROOMS. 3 LIVING ROOMS. 3 BATHROOMS/WC's.
- EASE OF ACCESS TO THE CARMARTHEN WESTERN BY-PASS, 'UWTSD' AND 'S4C'.
- CAVITY WALL INSULATION.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- ATTRACTIVE PART BRICK ELEVATIONS.
- SUNNY SOUTH FACING POSITION WITH VIEWS.
- 2 MILES CARMARTHEN TOWN CENTRE.
- NEW CENTRAL HEATING SYSTEM.
- SET WELL BACK OFF AND ABOVE THE ROAD.
- VERY WELL INSULATED ENERGY EFFICIENT HOME - EPC - C (72).
- PV PANELS PROVIDING AN INCOME.
- PVCu DOUBLE GLAZED WINDOWS.

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A conveniently situated distinctive imposing Edwardian BAY FRONTED 5 BEDROOMED/3 RECEPTION ROOMED DETACHED RESIDENCE having an attractive part brick facade enjoying a sunny south facing position with views being set well back off and above the A40 dual carriageway in approximately three-quarters of an acre to include the entrance drive affording a wealth of charm and character enjoying ease of access to the Carmarthen Western By-Pass, 'Parc Ddewi Sant', 'UWTSD' and 'Canolfan S4C Yr Egin' some 2 miles west 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 the A40/A48 trunk roads.

5 2 3

Council Tax Band: G





BRICK ARCHED ENTRANCE HALL
5'2" x 5'0"
with PVCu entrance door. Quarry tiled floor. Original panelled entrance door and opaque glazed side screen to

RECEPTION HALL
with radiator. Quarry tiled floor. Original coving and picture rail. Telephone point. Staircase to First Floor with feature newel post. C/h timer control. 2 Power points.

SITTING ROOM
17'0" x 13'0"
plus 7' 6" (2.28m) wide PVCu double glazed bay window with fitted window seat. Exposed boarded floor. Radiator. Electric storage heater. Tiled fireplace. 5 Power points.

STUDY/HOME OFFICE/CLOAKROOM
15'8" x 9'6" overall
'L' shaped with boarded effect laminate flooring. Radiator. 6 Power points. 3 Windows - 2 PVCu double glazed - 1 original single glazed. Door to

SHOWER ROOM
9'8" x 3'11"
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Shower enclosure with plumbed-in shower over and sliding doors. Extractor fan.

DINING ROOM
15'2" x 13'5"
with original coving and picture rail. Feature panel effects walls. Radiator. 2 PVCu double glazed windows to fore. 4 Power points. Feature fireplace incorporating a coal effect L.P. gas fire.

LIVING ROOM (formerly the Dining Room)
17'1" x 12'6"
with quarry tiled floor. Picture rail. Serving hatch to the Kitchen. Double aspect. Radiator. 10 Power points. 3 PVCu double glazed windows. Tiled fireplace with oak surround.

KITCHEN/BREAKFAST ROOM
18'3" x 10'0"
with quarry tiled floor. Tiled fireplace incorporating an oil fired 'Rayburn Royal' cooking range. Electricity meter cupboard. Radiator. Plumbing for dishwasher. 2 Plastic coated aluminium double glazed windows. Part tiled walls. L.P. gas cooker point. Canopied cooker hood. Range of base kitchen units incorporating a 1 1/2 bowl sink unit and glazed display unit. 6 Power points. Door to the Utility Room.

PANTRY
10'0" x 6'0"
with quarry tiled floor. Provision for an American Fridge/Freezer. Slate slabs. Fitted shelving. Single glazed sash window. Part tiled walls.

UTILITY ROOM
12'4" x 5'2"
with tiled floor. Plumbing for washing machine. Sink unit. Part tiled walls. Fitted shelf. 4 Power points. Cloak hooks. PVCu opaque double glazed door to rear. Water stopcock. 2 Hot water cylinders. DC isolator and inverter switch.

FIRST FLOOR -
8'11" ceiling heights
with secondary glazed window with leaded lights to the stairwell.

LANDING
with staircase to the Second Floor. Radiator. 1 Power point. Original coving.

FRONT BEDROOM 1
16'9" x 12'8"
plus 6' 11" (2.11m) wide PVCu double glazed bay window. 2 Radiators. Wash hand basin with fitted cupboard beneath. 2 Power points. Telephone point. PVCu double glazed window to side. Double aspect.

BATHROOM
10'2" x 5'4"
with fully tiled walls. Radiator. Opaque glazed window. 3 Piece suite comprising bath, pedestal wash hand basin and bidet. Shower enclosure with plumbed-in shower over. Wall light with shaver point.

FRONT BEDROOM 2
18'11" x 14'10"
with 2 PVCu double glazed windows to fore with a view towards Llanllwch. Exposed boarded floor. Wash hand basin with fitted cupboards beneath. Telephone points. 3 Power points. Radiator. Feature fireplace incorporating an electric fire.

FRONT BEDROOM 3
16'9" x 12'3"
with laminate flooring. Double aspect. PVCu double glazed windows to front and side. 2 Radiators. Pedestal wash hand basin. 2 Power points.

REAR LANDING
with opaque single glazed window with leaded lights. Radiator. 1 Power point.

DEEP BUILT-IN AIRING/LINEN CUPBOARD
with slatted shelving

SEPARATE WC
with PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin.

SIDE BEDROOM 4
12'3" x 9'9"
with PVCu double glazed window. Radiator. 1 Power point.

SECOND FLOOR -
7'11" ceiling heights

LANDING.
with exposed boarded floor. Radiator. Access to loft space.

FRONT BEDROOM 5
18'10" x 14'10"
'L' shaped with painted exposed boarded floor. PVCu double glazed window. 2 Power points. Radiator. Part sloping ceiling. Access to eaves storage.

BATHROOM
6'2" x 5'1"
with tile effect laminate flooring. PVCu double glazed window with a view to sloping ceiling. Eaves storage off. 3 Piece suite comprising pedestal wash hand basin, WC and corner bath with shower attachment. Extractor fan.

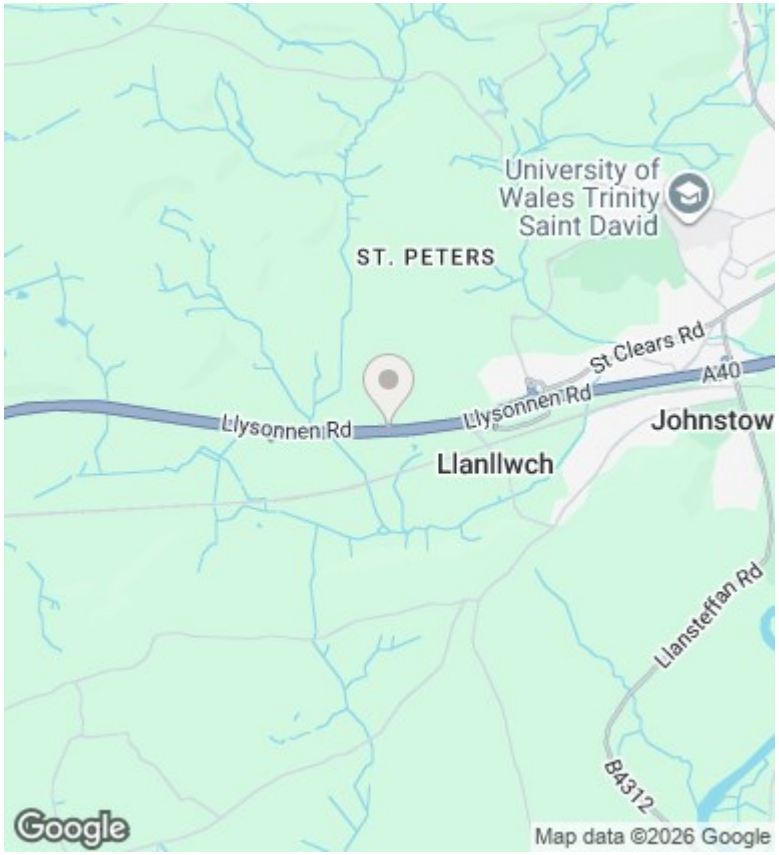
HOME OFFICE/STUDIO
with exposed boarded floor. Double glazed velux window with a view to part sloping ceiling. 12 Power points. Base units incorporating a 1 1/2 bowl sink unit. Exposed beams.

EXTERNALLY
The property is approached off the A40 trunk road via a tree lined tarmacadamed entrance drive that extends for a length of 135m and which terminates in front and to the side of the residence where there is ample private car parking/turning. There is to one side of the residence a level lawned garden with to the other side a further lawned garden with paved sun terrace. This side garden incorporates apple, plum and cherry trees, Bay Leaf, soft fruit bushes, Walnut tree etc. L.P. GAS STORAGE TANK. OIL STORAGE TANK.
GARDEN MACHINERY SHED.

DETACHED GARAGE
16'3" x 13'11"
brick built with power and lighting. Water filtration system and UV filter. Up-and-over garage door.

STORE SHED
11'0" x 8'6"





Directions

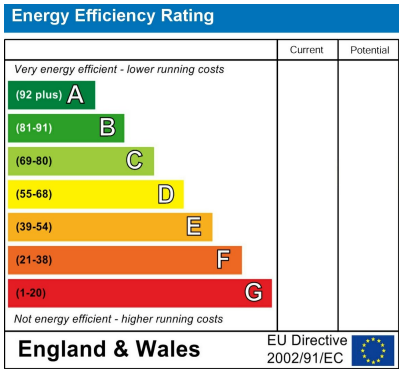
From Carmarthen take the A40 dual carriageway west towards St. Clears and having past the left hand turning/slip road for the 'Carmarthen Veterinary Centre'/Llanllwch/Travellers Rest/Cattle Market get into the outside lane and continue for a further quarter of a mile approx. and enter the central reservation opposite the Electrical Sub-Station. Turn right onto the eastbound A40 trunk road (towards Carmarthen) and the entrance to 'Red Court' is the first on the left hand side after the Electrical

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk