Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

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Est. 1998

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Min y Coed Greenhill Close, Penlan Road, Carmarthen, SA31 1DR

Offers In The Region Of £340,000

- ATTRACTIVE WELL PRESENTED DETACHED HOUSE.
- FITTED KITCHEN/BREAKFAST ROOM. 2 WC's.
- SUNNY PRIVATE REAR GARDEN.
- VIEWS OVER CARMARTHEN AND THE LOWER TYWI VALLEY.
- 4 BEDROOMS. 2 LIVING ROOMS.
- OIL C/H. MAINS GAS AVAILALBLE.
- WALKING DISTANCE TOWN CENTRE.
- NO FORWARD CHAIN.
- FIRST TIME ON THE MARKET SINCE 1963.
- PVCu DOUBLE GLAZED WINDOWS.
- SOUGHT AFTER SMALL PRIVATE CUL-DE-SAC.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

Min y Coed Greenhill Close, Carmarthen SA31 1DR

An attractive well presented conveniently situated traditionally built (1960's) 4 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE affording light and airy accommodation situated enjoying a sunny position fronting on to a small sought after private cul-de-sac of varying types and designs within walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

4 1 2

Council Tax Band: F





RECESSED ENTRANCE PORCH
with double glazed entrance door and side screens to

RECEPTION HALL
16'11" x 6'9" overall
with staircase to first floor. Telephone point. 2 Power points. Radiator.

SEPARATE WC
with two walls fully tiled. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin. Understairs storage cupboard off with folding door.

LOUNGE
17'11" x 12'5"
with feature woodblock flooring. PVCu double glazed picture window. Feature tiled fireplace. Radiator. 6 Power points. TV point. Double opaque glazed doors to

DINING ROOM
10'11" x 9'4"
with boarded effect flooring. Radiator. 4 Power points. Door to the kitchen. 5' 11" (1.8m) Wide opening to

LIVING ROOM
10'11" x 10'6"
with boarded effect flooring to match the dining room. Double aspect. Radiator. 2 PVCu double glazed windows - 1 overlooking the rear garden - 1 with a view. 4 Power points.

FITTED KITCHEN/BREAKFAST ROOM
20'11" x 13'11" overall
with part tiled walls. Ceramic tiled floor. Telephone point. C/h timer control. Double aspect. 2 Radiators. 2 PVCu double glazed windows - 1 overlooking the rear garden. 'Worcester Danesmoor' 20/25 oil fired central heating boiler. Range of fitted base and eye level kitchen units incorporating a 'dresser' style unit, ceramic hob, oven, cooker hood, sink unit and integrated fridge. Glazed/panelled door to rear. 10 Power points plus fused points.

PANTRY OFF
with PVCu opaque glazed window. Fitted shelving. Ceramic tiled floor. Folding door.

REAR COVERED PORCH

FIRST FLOOR -
8' (2.44m) Ceiling heights

LANDING
with access to loft space. Radiator. 1 Power point. PVCu opaque double glazed window.

REAR BEDROOM 1
9'8" x 7'8"
with PVCu double glazed window. Radiator. 2 Power points. Telephone point.

BATHROOM
9'6" x 5'10" overall
'L' shaped with tile effect vinyl floor covering. PVCu opaque double glazed window. Wall mounted electric fan heater. 3 Piece suite comprising pedestal wash hand basin, WC and enamelled bath with shower attachment. Fitted airing/linen cupboard with hot water cylinder, slatted shelving and immersion heater switch.

REAR BEDROOM 2
12'6" x 9'6" plus
fitted floor to ceiling/wall to wall wardrobes with 3 sliding doors and cupboard space over. PVCu double glazed window with a view over Carmarthen and the lower Tywi valley. Radiator. 3 Power points.

FRONT BEDROOM 3
13'1" x 9'4"
with radiator. PVCu double glazed picture window with a view over Carmarthen and up the Tywi river valley towards the Black Mountains in the distance on a clear day. 2 Power points. Telephone point.

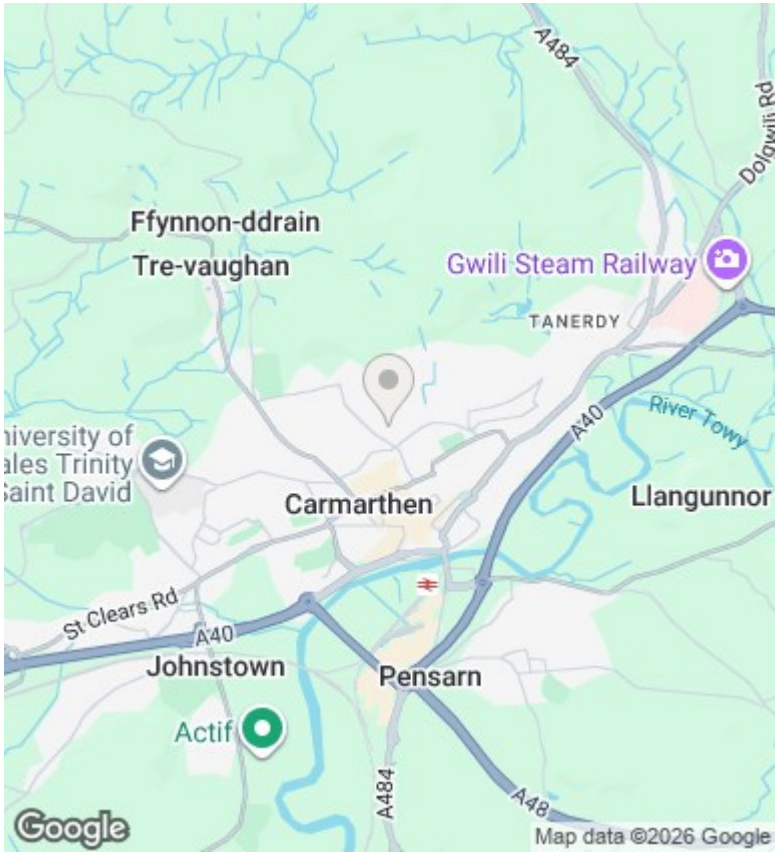
FRONT BEDROOM 4
plus deep built in wardrobe off over the stairwell. Radiator. 1 Power point. Fitted wardrobe, chest of drawers and shelving. PVCu double glazed window with a view over Carmarthen and up the Tywi valley towards the Black Mountains in the distance on a clear day.

EXERNALLY
Brick pillared tarmacadamed entrance drive providing ample private car parking. Brick/concrete block walled front lawned garden with herbaceous borders having mature ornamental shrubs. There is a pathway to one side. Rear walled/close boarded fenced lawned garden incorporating ornamental shrubs, fruit trees and a soft fruit bush garden and a paved sun terrace enjoying a sunny southerly aspect with herbaceous borders. OUTSIDE LIGHT and WATER TAP.

OUTSIDE UTILITY ROOM
6'10" x 6'0"
with PVCu double glazed window. Plumbing for washing machine. Fitted shelving. 2 Power points.

ADJOINING LINKED GARAGE
20'4" x 10'1"
with double garage doors. Personal door. Brick/concrete block built. PVCu double glazed window. Power and lighting.





Directions

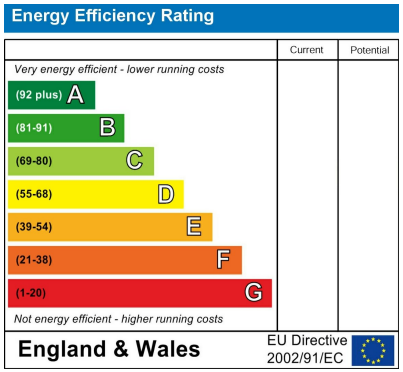
From Carmarthen town centre turn off 'Barn Road' into 'Waterloo Terrace' and having travelled over the speed bumps fork right into 'Wellfield Road' and then first left into 'Penlan Road.' Travel a short distance up and turn first left in to 'Greenhill Close' opposite the right hand turning for 'Parc Thomas' and 'Min y Coed' is the first property on the left hand side.

Viewings

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

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F



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