Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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|., No 1 Pant yr Yn Heol Smyrna, Llangain, Carmarthen, SA33 5BH

Offers In The Region Of £285,000

- SUBSTANTIALLY MODERNISED AND EXTENDED DETACHED HOUSE.
- 3/4 BEDROOMS. 2 WC's. OIL C/H.
- WORKSHOP AT REAR.
- NO FORWARD CHAIN.
- FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE BLACK MOUNTAINS IN THE DISTANCE ON A CLEAR DAY.
- PVCu DOUBLE GLAZED WINDOWS.
- 2.7 MILES CARMARTHEN TOWN CENTRE.
- 1.2 MILES A40 DUAL CARRIAGEWAY AT LLANLLWCH.
- BORDERING THE COUNTRYSIDE.
- VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- 5.3 MILES SANDY BEACH AT LLANSTEFFAN.
- 1.3 MILES B4312 LLANSTEFFAN ROAD AND PRIMARY SCHOOL AT LLANGAIN.

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

sales@geraldvaughan.co.uk

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An attractive conveniently situated very well presented DOUBLE FRONTED DETACHED 3/4 BEDROOMED RESIDENCE that has been substantially modernised and extended by the vendor since 2019 situated bordering the countryside enjoying far reaching views over the surrounding countryside and Carmarthen towards the Black Mountains in the distance on a clear day being located fronting onto a Class III Council maintained road within 1.3 miles of Llangain Square, the B4312 'Carmarthen to Llansteffan' Road and Primary School at Llangain, is within 1.75 miles of the centre of Johnstown that offers a Convenience Store/Post Office, petrol filling station and Public House, is within 1.2 miles of the A40 dual carriageway at Llanllwch and the property is located some 2.75 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The ancient estuarial village of Llansteffan that is renowned for its Castle and sandy beach is some 5.5 miles distant.

4 2 1

Council Tax Band: A





PILLARED/CANOPIED ENTRANCE PORCH
with feature tiled floor. Composite entrance door with double glazed lights to

VESTIBULE HALL
with feature tiled floor. Electricity consumer unit. Glazed door to

FITTED KITCHEN/BREAKFAST/LIVING/DINING ROOM
24'5" x 13'7"
with boarded effect feature tiled floor to the kitchen area. Boarded effect flooring to the living/dining area. 2 PVCu double glazed picture windows to fore with shutters and from which rural views are enjoyed. Upright 'Heritage' style radiator. 16 Power points plus fused point. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, central island with breakfast bar, double oven, integrated dishwasher, ceramic induction hob and pan drawers. Remote controlled courtesy lighting. 'Heritage' radiator. Staircase to first floor.

INNER HALL
12'11" x 4'0"
with boarded effect flooring. Radiator. 2 Power points.

FAMILY BATHROOM
10'1" x 7'4"
with slate effect ceramic tiled floor. 'T&G' boarded to dado height. Double glazed 'Velux' window to vaulted ceiling. PVCu double glazed window. Recessed downlighting. 3 Piece suite in white comprising WC, wash hand basin with fitted storage cupboard beneath and tiled splashback, 'roll top' bath with shower attachment. Shower enclosure with waterproof panelled walls and plumbed-in spa shower over.

SIDE BEDROOM 1
11'5" x 9'5"
with boarded effect flooring. PVCu double glazed picture window. Radiator. 6 Power points.

REAR BEDROOM 2
14'2" x 10'1" overall
slightly 'L' shaped with double aspect. Boarded effect flooring. Radiator. PVCu double glazed picture window. 8 Power points. PVCu double glazed double French doors with blinds to and overlooking the rear decked terrace and 'courtyard' garden.

REAR BEDROOM 3
11'10" x 9'11" plus
fitted floor to ceiling/wall to wall wardrobes. Boarded effect flooring. Radiator. PVCu double glazed window. 8 Power points.

FIRST FLOOR -
8'2"
ceiling heights

LOUNGE
24'3" x 15'2"
with double aspect. 3 PVCu double glazed windows (2 picture) to fore taking full advantage of the far reaching views that are enjoyed over the surrounding countryside towards the Black Mountains in the distance on a clear day. PVCu double glazed window to rear. Feature brick fireplace with tiled hearth incorporating a multi-fuel 5KW 'Sunshine' stove having a light oak display shelf to one side. 10 Power points. Access to loft space. 2 Upright 'Heritage' radiators. Door to

HOME OFFICE/BEDROOM 4
13'0" x 12'1" overall
'L' shaped with sloping ceiling. 8 Power points. Double glazed 'Velux' window.

EN-SUITE WC
with 2 piece suite in white comprising pedestal wash hand basin with tiled splashback and WC. Vinyl tiled floor. Sloping ceiling.

WALK-IN STORE ROOM OFF THE HOME OFFICE/BEDROOM 4
8'0" x 5'0" avg
with double doors.

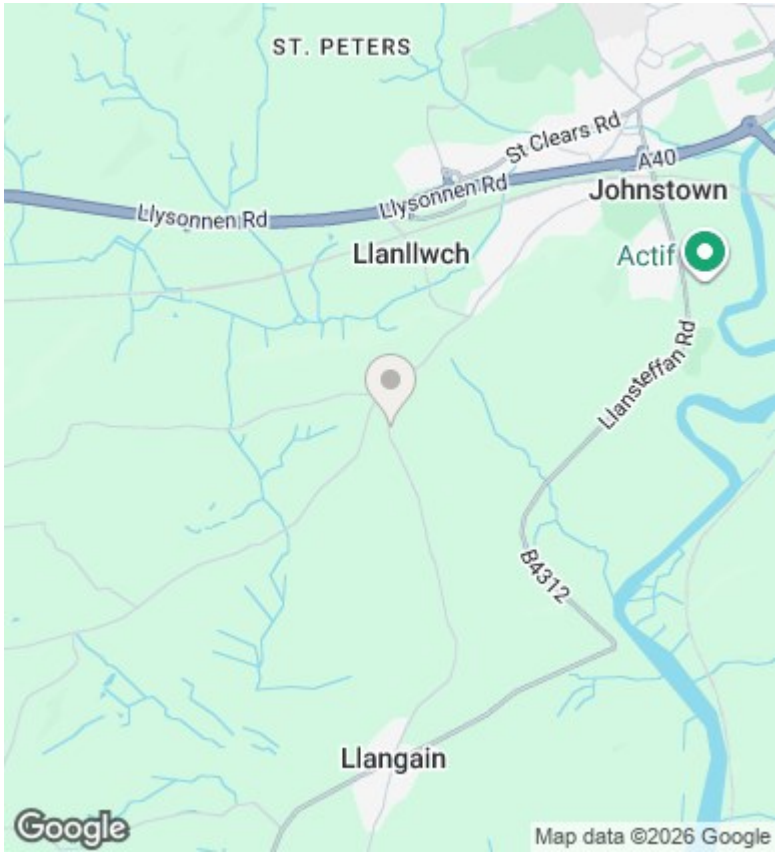
EXTERNALLY
Decoratively walled paved forecourt garden. Side double gated concreted entrance drive with decoratively stoned hardstanding area beyond. Rear brick paved courtyard garden with decked terrace and artificial grassed area. Pergola with paved terrace and fitted seating. OIL STORAGE TANK. OUTSIDE LIGHT, WATER TAP and POWER POINT.

WORKSHOP
with 3 PVCu double glazed windows. 8 Power points.

SEPARATE WC
with WC in white

BOILER/STORE ROOM
13'8" x 5'6"
with 'Worcester' oil fired central heating combi boiler.





Directions

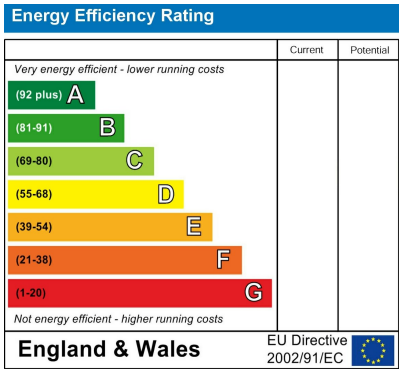
From Carmarthen town centre travel to Johnstown square and bear left at the traffic lights onto the 'Llansteffan Road' (B4312). Continue over the fly-over and turn first right into 'Alltycnap Road' before 'Trinity Playing Fields' and adjacent to 'Booker Wholesale' Travel along 'Alltycnap Road' past the entrance to the 'Cillefwr light industrial estate' continuing up the hill and past the right hand turning for Llanllwch. Continue for a further quarter of a mile approx. around the bend and turn next left into 'Heol

Viewings

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

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