Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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No 29 Dol y Dderwen, Llangain, Carmarthen, SA33 5BE

Offers In The Region Of £225,000

- ATTRACTIVE MODERN DETACHED BUNGALOW.
- KITCHEN/BREAKFAST ROOM. ELECTRIC HEATING.
- MIDWAY SANDY BEACH AT LLANSTEFFAN AND CARMARTHEN.
- 3 MILES 'Q.E. HIGH' SECONDARY SCHOOL AND LEISURE CENTRE AT JOHNSTOWN.
- PRIVATE SUNNY POSITION OFF HEAD OF CUL-DE-SAC.
- PVCu DOUBLE GLAZED WINDOWS.
- 4 MILES LLANSTEFFAN AND CARMARTHEN.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- 3 BEDROOMS. LOUNGE/DINING ROOM.
- NO FORWARD CHAIN.
- WALKING DISTANCE PRIMARY SCHOOL.
- JUST OFF REGULAR BUS ROUTE.

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

sales@geraldvaughan.co.uk

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An attractive modern traditionally built (circa. 1992/94) BAY FRONTED 3 BEDROOMED DETACHED BUNGALOW RESIDENCE having a part stone facade situated enjoying a sunny south facing private position off the head of a small cul-de-sac that forms part of a larger overall development of varying types and designs at the popular village community of Llangain that offers a Primary School and which in turn is located on the B4312 'Carmarthen to Llansteffan Road' (regular bus route) approximately 4 miles of the sandy beach and Castle at Llansteffan that also offers a Primary School and Public Houses, is located within 2.5 miles of the 'Towy Boat Club' on the way to Llansteffan, is within 3 miles of the Leisure Centre and 'Q.E. High' Secondary School on the 'Llansteffan Road' in Johnstown and is located some 4 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen and A40 trunk road.

3 1 1

Council Tax Band: E





PILLARED CANOPIED ENTRANCE PORCH
with PVCu entrance door to

RECEPTION HALL
with cloak hooks. Boarded effect laminate flooring. Wall mounted electric heater. Telephone point. Door to

LOUNGE/DINING ROOM
PVCu double glazed bay window. Boarded effect laminate flooring. 2 Wall mounted electric heaters. Wood burning stove on granite hearth. 5 Power points. Doors to the inner hall and

FITTED KITCHEN/BREAKFAST ROOM
20'8" x 10'11" overall
'L' shaped tile effect laminate flooring. 3 PVCu double glazed windows. PVCu part double glazed door to side. Wall mounted electric heater. 10 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, integrated dishwasher, ceramic hob, electric oven and canopied cooker hood. Part tiled walls.

INNER HALL
with boarded effect laminate flooring. Wall mounted electric heater. Access to loft space. 1 Power point. Door to the integral garage.

REAR BEDROOM 1
14'1" x 8'10"
with wall mounted electric heater. PVCu double glazed window. 4 Power points. TV point.

REAR BEDROOM 2
10'7" x 8'11"
with boarded effect laminate flooring. Wall mounted electric heater. PVCu double glazed window. 4 Power points.

REAR BEDROOM 3
10'6" x 7'4"
with wall mounted electric heater. PVCu double glazed window. 4 Power points. FITTED AIRING/LINEN CUPBOARD with double louvre doors.

BATHROOM
10'5" x 5'3"
with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising panelled bath and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with 'Mira' shower over and shower screen.

SEPARATE WC
with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

EXTERNALLY
The property is approached via a shared tarmacadamed driveway that serves the neighbouring and subject properties. Private tarmacadamed entrance drive providing private car parking that leads to the garage. Front lawned garden. Side pathway with to the other side a lawned garden area. Close boarded fenced rear paved patio and rear lawned garden. OUTSIDE LIGHT.

INTEGRAL GARAGE
17'8" x 8'7"
with up-and-over garage door. Plumbing for washing machine. 2 Power points.





Directions

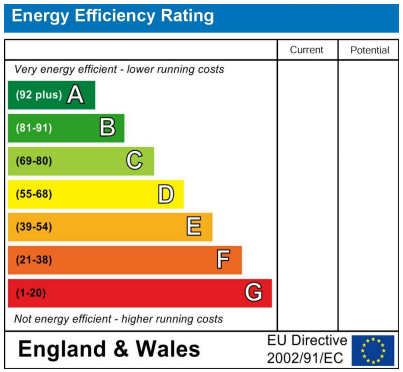
From Carmarthen take the B4312 'Llansteffan Road' travelling through Johnstown past the Spar shop, 'Q.E. High' Secondary School and the Leisure Centre towards Llangain. On entering the village of Llangain turn left at the crossroads opposite 'Smyrna' Chapel into 'Old School Road' and then turn immediately left into 'Dol y Dderwen'. Continue a short distance and turn first left into a small cul-de-sac and then right and the drive leading to the property will be found off the brick paved turning circle.

Viewings

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

Council Tax Band

E



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