Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

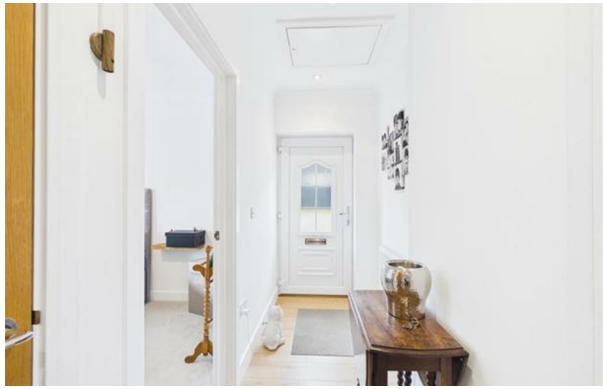
Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







No 12 Maes y Nant, Llangunnor, Carmarthen, SA31 2PQ

Offers In The Region Of £295,000

- IMMACULATE VERY WELL PRESENTED SEMI-DETACHED BUNGALOW.
- 2 BEDROOMS. PVCu DOUBLE GLAZED WINDOWS.
- PEDESTRIAN ACCESS TO 'ROMAN ROAD'.
- WALKING DISTANCE LOCAL SHOP AND BUSINESSES/SHOPS AT PENSARN.
- HEAD OF SMALL CUL-DE-SAC WITH VIEWS.
- FULLY EQUIPPED FITTED KITCHEN. GAS C/H.
- 1.2 MILES CARMARTHEN TOWN CENTRE.
- EASE OF ACCESS TO DYFED/POWYS POLICE HQ AND THE A40/A48/A484 TRUNK ROADS.
- PRIVATE SUNNY POSITION.
- LANDSCAPED GARDENS - NO STEPS.
- BORDERING THE COUNTRYSIDE.
- **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

No 12 Maes y Nant, Carmarthen SA31 2PQ

An attractive very well presented most conveniently situated 'L' shaped 2 BEDROOMED SEMI-DETACHED BUNGALOW RESIDENCE having attractive part brick elevations that was built in 2021 situated at the head of a small cul-de-sac of bungalows of varying types and designs bordering the countryside that is approached via 'Roman Park' and 'Rhodfa Morgan Drive' but which has independent pedestrian access to 'Roman Road' from the rear garden situated enjoying a private sunny position with views within walking distance of the local shop in 'Brynmeurig', is within walking distances of the businesses/shops on 'Stephens Way' Pensarn via 'Roman Road' and is approximately 1.3 miles 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 Carmarthen Railway Station, Dyfed/Powys Police Headquarters, Coleg Sir Gar and the A40/A48 trunk roads .

2 1 1

Council Tax Band: C





SIDE CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door to

RECEPTION HALL
15'5" in depth
with C/h thermostat control. Light oak boarded effect laminate flooring. Radiator. Mains smoke detector. Access to loft space with electric light.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with slatted shelving. Radiator.

BUILT-IN STORE/BOILER CUPBOARD OFF
with cloak hooks. Wall mounted gas fired 'Baxi' C/h combi boiler.

FRONT BEDROOM 1
12'2" x 9'6" plus
fitted wall to wall/floor to ceiling wardrobes with sliding doors (1 mirrored). 6 Power points. PVCu double glazed bow window with night and day blind. Radiator. Dimmer light switch.

FRONT BEDROOM 2
9'0" x 8'2" plus
wall to wall/floor to ceiling fitted wardrobes with sliding doors (1 mirrored). Engineered light oak boarded flooring. Radiator. PVCu double glazed window with night and day blind. 8 Power points. Telephone point. Dimmer light switch.

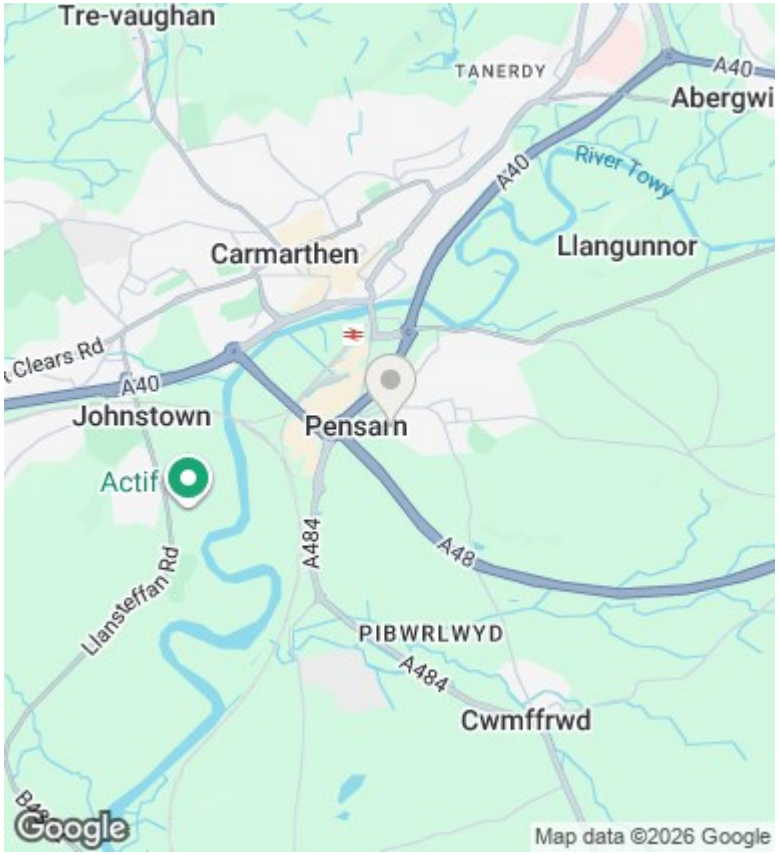
BATHROOM
6'11" x 6'7" overall
slightly 'L' shaped with ceramic tiled floor. Fully tiled/waterproof panelled walls. Chrome towel warmer ladder radiator. Fitted wall mirror with electric light. Recessed downlighting. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and 'P' shaped walk-in shower bath with low threshold having a plumbed-in shower over, shower attachment and shower screen. Fitted wall cupboard.

FITTED KITCHEN/BREAKFAST/LIVING ROOM
22'5" x 12'8" overall
slightly 'L' shaped with dimmer light switch. Mains heat detector. Recessed downlighting. PVCu double glazed window with night and day blind. Engineered light oak boarded floor. Range of fitted base and eye level kitchen units with wooden work surfaces incorporating a double bowl ceramic sink unit, breakfast bar, 'Bosch' ceramic induction hob, canopied cooker hood, integrated 'Bosch' dishwasher, fridge, freezer and washing machine. TV point. 22 Power points plus fused points. 5' 9" (1.75m) Wide opening to

SUN LOUNGE
9'6" x 8'8"
half PVCu double glazed on a dwarf wall. Radiator. Engineered light oak boarded flooring. PVCu double glazed double French doors to outside. Smooth skimmed vaulted ceiling. 4 Power points.

EXTERNALLY
The property occupies landscaped front and rear easily manageable gardens and is approached off the head of the cul-de-sac via a brick paved driveway that also serves neighbouring properties and which leads to the tarmacadamed entrance drive where there is private hardstanding for upto two vehicles. Tarmacadamed/brick paved seating area with GARDEN STORE SHED. Part walled front garden with a further seating area, paved pathway and decorative stoned area. Side gated paved/tarmacadamed/decoratively stoned pathway leading to a rear sunny south facing tarmacadamed/paved/decoratively stoned garden with pedestrian access to 'Roman Road.' Rear paved sun terrace off the Sun Lounge. The rear garden enjoys a good degree of privacy. OUTSIDE POWER POINTS, WATER TAP and LIGHT.





Directions

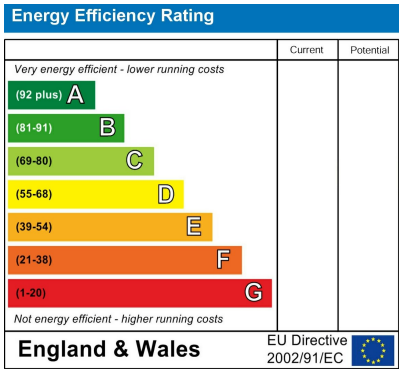
From Carmarthen town centre travel over Tywi bridge and straight across the roundabout towards Pensarn passing 'ATS' and the 'Royal Mail' Sorting Office. Travel under 'Pont Pensarn' and up 'Babell Hill.' Travel past the turnings for 'Haulfryn' and 'Blaengwastod'/'Login Road.' Continue over the speed bumps and turn right into 'Roman Park'. Travel through 'Roman Park' into 'Rhodfa Morgan Drive' continuing around a left hand bend and as you go down the hill, turn right into 'Maes y Nant.' Follow the road all

Viewings

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

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