Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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Danfforddgar House Alltwalis Road, Pontarsais, Carmarthen, SA32 7DU

Offers In The Region Of £275,000

- EXCELLENT INVESTMENT/RE-DEVELOPMENT OPPORTUNITY.
- DUAL ROAD FRONTAGE. FRONT AND REAR ACCESS.
- 1.5 MILES GWALIA PETROL FILLING STATION AND CONVENIENCE STORE.
- NO FORWARD CHAIN.
- FOUR 2 BEDROOMED APARTMENTS.
- ELECTRIC HEATING AND PVCu DOUBLE GLAZED WINDOWS TO EACH APARTMENT.
- 5.5 MILES CARMARTHEN TOWN CENTRE.
- 2.5 MILES PRIMARY SCHOOL AT LLANPUMSAINT.
- OUTLINE PLANNING PERMISSION FOR THE SITING OF A DETACHED DORMER BUNGALOW.
- SET IN JUST UNDER HALF AN ACRE.
- 4.5 MILES GLANGWILI GENERAL HOSPITAL AND A40 TRUNK ROAD.
- 2.6 MILES PRIMARY SCHOOL AT PENIEL.

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

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Danfforddgar House Alltwalis Road, Carmarthen SA32 7DU

An excellent opportunity to acquire a substantial INVESTMENT/RE-DEVELOPMENT PROPERTY comprising 4 No 2 BEDROOMED APARTMENTS together with OUTLINE PLANNING PERMISSION for the siting of a detached dormer bungalow all set in just under half an acre enjoying dual road frontage being situated fronting on to the A485 'Alltwalis Road' (regular bus route) and a Class III Council maintained road at rear within 1.5 miles of Gwalia Petrol Filling Station and Convenience Store/Sub Post Office, is within 2.5 miles of the Primary School and village of Llanpumsaint and Primary School at Peniel, is within 3 miles of the centre of the village of Bronwydd Arms, is within 4.5 miles of Glangwili General Hospital and the A40 trunk road and the property is located some 5.5 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

APPLICANTS MAY BE INTERESTED TO NOTE THAT FULL PLANNING PERMISSION TO CONVERT THE PROPERTY IN TO 4 SELF CONTAINED FLATS WAS GRANTED IN 2012 UNDER PLANNING REFERENCE No. W/25842.

PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED CEILINGS.

8 5 4

Council Tax Band: G





FLAT 1 COMPRISES: -

CANOPIED ENTRANCE PORCH
with PVCu door to

FITTED KITCHEN
15'9" x 10'7"
with slate effect ceramic tiled floor. PVCu double glazed window. Plumbing for washing machine. 7 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, cooker hood, integrated fridge and freezer. Smoke alarm. Opening to

LIVING/DINING ROOM
18'8" x 16'10" overall
'L' shaped with boarded effect laminate flooring. Double aspect. 2 PVCu double glazed windows. TV and telephone points. 4 Power points. Wall mounted electric heater. Staircase to first floor.

BATHROOM
10'8" x 5'10"
with tiled floor. Fully tiled walls. PVCu double glazed window. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with shower attachment and shower screen. Extractor fan.

FIRST FLOOR

LANDING
with double glazed 'Velux' window.

REAR BEDROOM 1
10'5" x 9'11" plus
dormer with double aspect. Double glazed 'Velux' window to the dormer. Single glazed window to rear. Wall mounted electric heater. 6 Power points. TV point.

WALK-IN AIRING CUPBOARD OFF

FRONT BEDROOM 2
15'6" x 9'11"
plus 2 dormers off. Double aspect. 6 Power points. TV point. Double glazed 'Velux' windows to the dormers. Single glazed 'porthole' window.

EXTERNALLY
Walled paved forecourt.

FLAT 2 COMPRISES: -

CANOPIED ENTRANCE PORCH.
with PVCu entrance door.

RECEPTION HALL
20'5" in depth
with wall mounted electric heater. Boarded effect laminate flooring. Built-in airing/linen cupboard off.

FRONT BEDROOM 1
11'8" x 9'10" overall
with PVCu double glazed window. Wall mounted electric heater. TV point. 6 Power points.

BATHROOM
9'9" x 6'3"
with tiled floor. Fully tiled walls. Extractor fan. Electric towel radiator. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with shower attachment and shower screen.

REAR BEDROOM 2
14'1" x 11'1" overall
with PVCu double glazed window. Wall mounted electric heater. TV point. 6 Power points.

LIVING/DINING ROOM
19'2" x 14'5" overall
'L' shaped with boarded effect laminate flooring. Smoke alarm. PVCu double glazed windows to rear and side. Wall mounted electric heater. TV and telephone points. 8 Power points. Opening to

FITTED KITCHEN
9'6" x 6'11"
with slate effect tiled floor. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating an electric oven, ceramic hob. 1.5 Bowl sink unit, integrated fridge, freezer and canopied cooker hood. Plumbing for washing machine.

EXTERNALLY.
Walled paved forecourt.

FLAT 3 COMPRISES: -

ENTRANCE PORCH
5'6" x 5'5"
with slate effect tiled floor. 2 PVCu single glazed windows. PVCu part double glazed entrance door.

RECEPTION HALL
11'8" in depth
with slate effect tiled floor. Recessed downlighting. Smoke alarm. Wall mounted electric heater.

BEDROOM 1
12'4" x 9'10"
with PVCu double glazed window. Wall mounted electric heater. Recessed downlighting. Tv point. 6 Power points.

BEDROOM 2
15'0" x 11'4"
with double aspect. 2 PVCu double glazed windows. Tv point. Recessed downlighting. 6 Power points.

EN-SUITE SHOWER ROOM
7'0" x 5'2"
with tiled floor. Fully tiled walls. Electric towel radiator. Recessed downlighting. Wall light with shaver point. 2 Piece suite in white comprising WC and pedestal wash hand basin. Quadrant shower enclosure with plumbed-in shower over. Extractor fan.

BATHROOM
9'9" x 5'8"
with tiled floor. Recessed downlighting. Fully tiled walls. Electric towel radiator. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed-in shower over and shower screen. Extractor fan.

FITTED KITCHEN
10'8" x 7'5"
with slate effect tiled floor. Recessed downlighting. Plumbing for washing machine. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, canopied cooker hood and integrated fridge and freezer. Steps lead down to

LIVING/DINING ROOM
16'3" x 11'3"
with wall mounted electric heater. 6 Power points. TV and telephone points. Recessed downlighting. Sliding aluminium double glazed door to

PVCu CONSERVATORY
11'10" x 11'0" overall
with slate effect tiled floor. Polycarbonate roof. 2 Power points.

EXTERNALLY..
Paved and decoratively stoned courtyard garden areas to the side and rear.

FLAT 4 COMPRISES: -

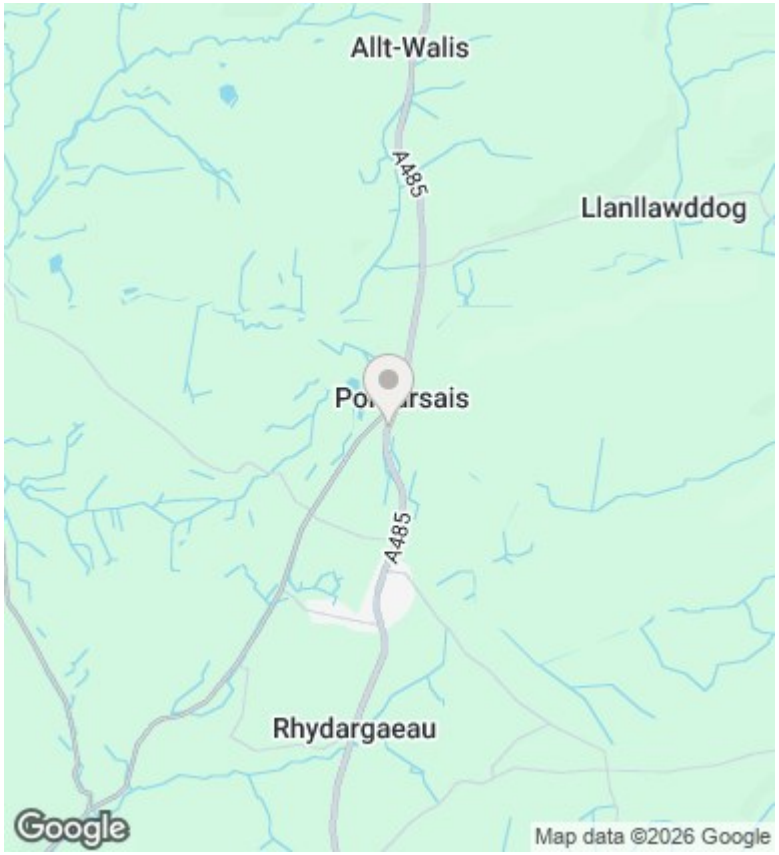
FITTED KITCHEN
11'6" x 9'3" avg
with tiled floor. PVCu part double glazed entrance door. PVCu double glazed window. Recessed downlighting. Plumbing for washing machine. 9 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, canopied cooker hood, wine rack and integrated fridge and freezer.

INNER HALL

BUILT-IN AIRING CUPBOARD OFF

BEDROOM 1
12'0" x 6'4"
with 4 power points. PVCu opaque double glazed window. Wall mounted electric heater. Recessed downlighting.





Directions

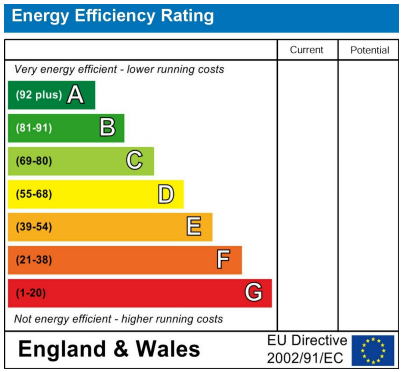
From Carmarthen take the A485 'Lampeter Road' north traveling through the villages of Peniel and Rhydargaeau. Having left Rhydargaeau and upon entering Pontarsais the property will be found on the left hand side before the left hand turning for Bronwydd (B4301)/Steam Railway - signposted.

Viewings

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

Council Tax Band

G



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