Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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|., No 2 Parc Celynin, Llanpumsaint, Carmarthen, SA33 6BS

Offers In The Region Of £225,000

- WELL PRESENTED SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 WC's. NO FORWARD CHAIN.
- REAR GARDEN 55' x 50' APPROX.
- AMIDST BEAUTIFUL GWILI RIVER VALLEY.
- EDGE OF RURAL VILLAGE COMMUNITY.
- ON SMALL CUL-DE-SAC BORDERING THE COUNTRYSIDE.
- OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN.
- 6 MILES NORTH OF CARMARTHEN. 7.75 MILES SOUTH OF LLANDYSUL.
- FRONT AND REAR GARDENS.
- 2.25 MILES A485. 4 MILES VILLAGE OF CYNWYL ELFED.
- MODERNISED AND UPDATED ACCOMMODATION.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3.5 MILES NORTH OF BRONWYDD ARMS AND A484.
- UN-RESTRICTED ON STREET PARKING TO FORE.
- 5.5 MILES GLANGWILI GENERAL HOSPITAL AND A40 TRUNK ROAD.

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

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A most conveniently situated very well presented traditionally built (1951) 3 BEDROOMED SEMI-DETACHED HOUSE that has been updated by the vendors since 2021 enjoying a sunny south facing position situated fronting onto a small cul-de-sac that partially comprises former Local Authority built dwellings (1 of 8) with the remainder of the cul-de-sac being private bungalows all located on the periphery of the rural village community of Llanpumsaint that offers a Primary School and which in turn is located amidst the beautiful Gwili river valley some 3.5 miles north of the village of Bronwydd Arms and A484 'Carmarthen to Cardigan' trunk road, is within 5.5 miles of Glangwili General Hospital and the A40 trunk road and the property is located some 6 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being situated within 2.5 miles of the A485 'Carmarthen to Lampeter' trunk road and is situated some 8 and 13.5 miles respectively of the Teifi valley towns of Llandysul and Newcastle Emlyn.

3 1 1

Council Tax Band: C





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

RECEPTION HALL
13'5" x 6'10"
with radiator. C/h thermostat control. Boarded effect laminate flooring. Radiator. PVCu double glazed window overlooking the rear garden. Telephone point. 4 Power points. Staircase to first floor. Mains smoke detector. Understairs storage area.

'L' SHAPED OPEN PLAN LIVING/DINING ROOM/FITTED KIT
25'5" x 18'9" overall
with double aspect. Boarded effect laminate flooring. 3 Radiators. 2 PVCu double glazed windows to fore with views. 6 Power points to the living area. 11 Brushed steel power points to the kitchen area. Plumbing for dishwasher and washing machine. Space for tumble drier. PVCu double glazed window overlooking the rear garden. Mains smoke detector. Feature fireplace incorporating a multi-fuel roomheater. Range of fitted base and eye level kitchen units incorporating a composite sink unit, electric double oven, ceramic hob with splashback and canopied cooker hood. Glazed/panelled pine door to

REAR HALL
with PVCu part double glazed door to rear with a view. 2 Power points.

SEPARATE WC
with electricity consumer unit and meter. Opaque double glazed window.

UTILITY AREA OFF
5'1" x 3'8"
with 2 power points. Worksurface.

FIRST FLOOR -
painted white panel effect doors

LANDING
with radiator. PVCu double glazed window. 2 Power points. Mains smoke detector. Access to loft space. Wall papered ceiling.

BATHROOM
6'11" x 6'0"
with part tiled walls. Boarded effect laminate flooring. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture and panelled bath with electric shower over and shower screen.

FRONT BEDROOM 1
11'11" x 11'8" overall
with PVCu double glazed window with a view. Radiator. 6 Power points.

FITTED AIRING/LINEN CUPBOARD
with lagged hot water cylinder and C/h timer control. Double louvre doors.

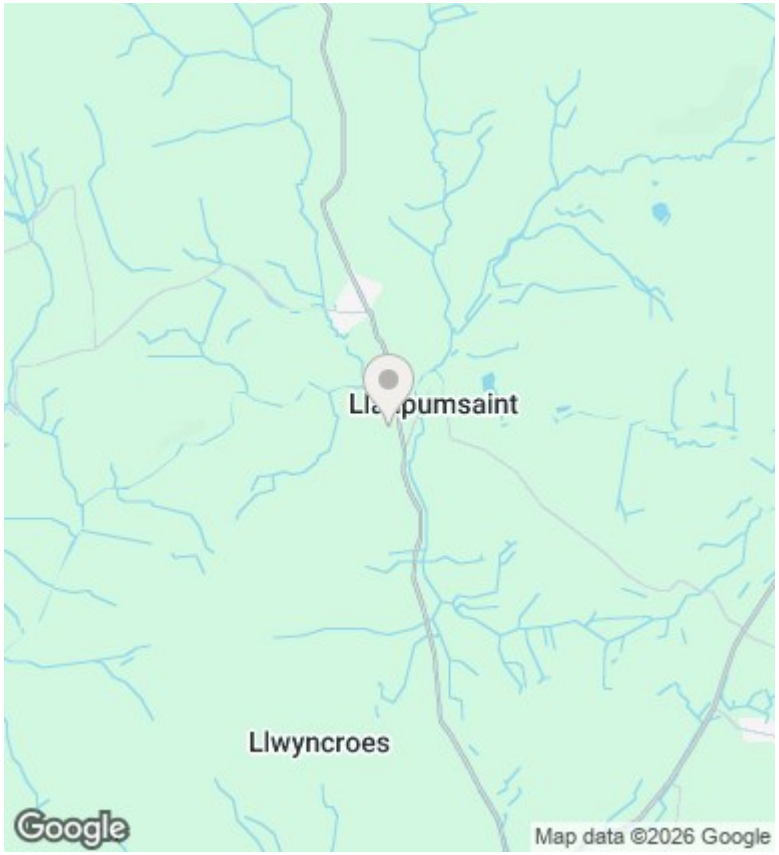
FRONT BEDROOM 2
with radiator. PVCu double glazed window with a view. 6 Power points.

REAR BEDROOM 3
10'6" x 7'10" overall
with radiator. PVCu double glazed window with a view. 4 Power points. Fitted wardrobe with double doors.

EXTERNALLY
Un-restricted on street parking available immediately to fore. Front decoratively walled/gated lawned front garden with a concreted pathway leading to the side where there is a decoratively stoned area and gated access to an enclosed walled/close boarded fenced level lawned garden with central concreted path and decorative stoned patio area with herbaceous borders. The rear garden measures approximately 55' x 50' (16.76m x 15.24m) overall. OUTSIDE WATER TAP. FORMER COAL BUNKER. OIL STORAGE TANK.

ADJOINING BOILER ROOM
8'3" x 7'3"
brick built with single glazed window. 2 Power points. 'Grant' oil fired central heating boiler (October 2024).





Directions

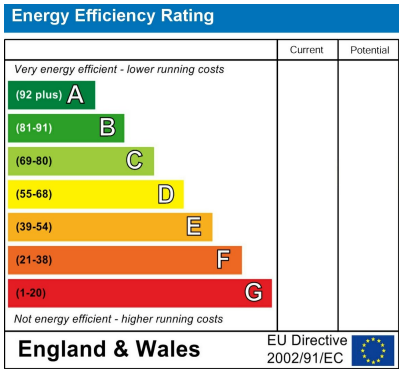
From Carmarthen take the A484 'Cardigan/Newcastle Emlyn' Road north and upon entering Bronwydd Arms turn right for Llanpumsaint (signposted). Follow the signs to Llanpumsaint and on entering the village travel down to the bottom of the hill and continue for another 100 metres and the turning for 'Parc Celynin' will be found on your left hand side before the hump back bridge. On turning into 'Parc Celynin' the property is the last but one on the right hand side.

Viewings

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

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