Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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|., Grug y Bedw Rhydargaeau, Carmarthen, SA33 6BL

Offers In The Region Of £340,000

- VERY WELL PRESENTED MODERN DETACHED BUNGALOW.
- 3 DOUBLE BEDROOMS. 2 LIVING ROOMS.
- 4 MILES GLANGWILI GENERAL HOSPITAL AND A40 TRUNK ROAD.
- 2.5 MILES BRONWYDD ARMS.
- SPACIOUS LIGHT AND AIRY ACCOMMODATION.
- 2 BATHROOMS. 3 WC's. UTILITY ROOM.
- 5 MILES NORTH OF CARMARTHEN.
- JUST OFF REGULAR BUS ROUTE.
- SET IN APPROX. QUARTER ACRE LAWNED GARDENS.
- L.P. GAS C/H. DOUBLE GLAZED WINDOWS.
- JUST OFF A485 'CARMARTHEN TO LAMPETER' ROAD.
- **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

Grug y Bedw , Carmarthen SA33 6BL

A spacious very well presented individually built (late 1980's/early 1990's) 3/4 DOUBLE BEDROOMED DETACHED 'T' shaped BUNGALOW RESIDENCE having an attractive part brick facade affording deceptively large light and airy accommodation enjoying a sunny south facing position bordering the countryside at rear set in mainly lawned gardens amounting to approximately a quarter of an acre fronting on to a Class III Council maintained road on the periphery of the rural village community of Rhydargaeau within a quarter of a mile of the A485 'Carmarthen to Lampeter' Road (regular bus route), is within 2.5 miles of the popular village community of Bronwydd Arms, is located some 4 miles north of Glangwili General Hospital and the A40 trunk road and the property is located 5 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

3 2 2

Council Tax Band: E





BRICK PILLARED ENTRANCE PORCH
with glazed/panelled hardwood entrance door with stained glass/leaded lights and opaque double glazed side screen to

RECEPTION HALL
10'10" x 5'4"
with telephone point. 3 Power points. C/h timer and thermostat control.

SEPARATE WC
with boarded effect vinyl floor covering. Radiator. Half tiled walls. Opaque double glazed window. 2 Piece coloured suite comprising wash hand basin and WC. Cloak hooks.

BUILT-IN CLOAKS CUPBOARD OFF

LOUNGE
17'2" x 13'4"
with double aspect. Smooth skimmed and coved ceiling. 2 Radiators. Double doors to the reception hall. PVCu double glazed double French doors to fore. PVCu double glazed window to side. Feature 'Adam' style fireplace with marbleised hearth. 2 TV points. 5 Power points.

DINING ROOM/BEDROOM 4
12'1" x 10'10"
with PVCu double glazed window to fore. TV point. Radiator. 6 Power points. This room is presently utilised as a fourth bedroom/study.

FITTED KITCHEN/BREAKFAST ROOM
16'5" x 10'11"
with tile effect vinyl floor covering. Radiator. 9 Power points plus fused point. Double glazed window overlooking the rear garden and adjoining land. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, cooker hood, double oven, integrated dishwasher and fridge.

UTILITY ROOM
10'2" x 5'10"
with radiator. Double glazed window to side. Plumbing for washing machine. Fitted base and eye level kitchen units incorporating a sink unit. Part tiled walls. PVCu part double glazed door to rear from which a view is enjoyed. 2 Power points plus fused point. Space for a tumble drier. Door to the integral garage.

INNER HALL
with radiator having a decorative cover. Access to partly boarded attic space via retractable loft ladder with electric light.

BATHROOM
8'5" x 7'1" overall
'L' shaped with opaque double glazed window 3 piece suite in white comprising WC, pedestal wash hand basin with fitted storage cupboard beneath and panelled bath with plumbed-in dual head shower over and shower screen. Radiator. Boarded effect flooring. Smooth skimmed ceiling. Part tiled walls.

FITTED AIRING/LINEN CUPBOARD
with slatted shelving. Radiator.

REAR BEDROOM 1
11'6" x 10'11"
with radiator. Double glazed window overlooking the rear garden and adjoining land. 8 Power points.

FRONT BEDROOM 2
12'4" x 10'10" plus
recess with smooth skimmed and coved ceiling. Radiator. PVCu double glazed window. 8 Power points.

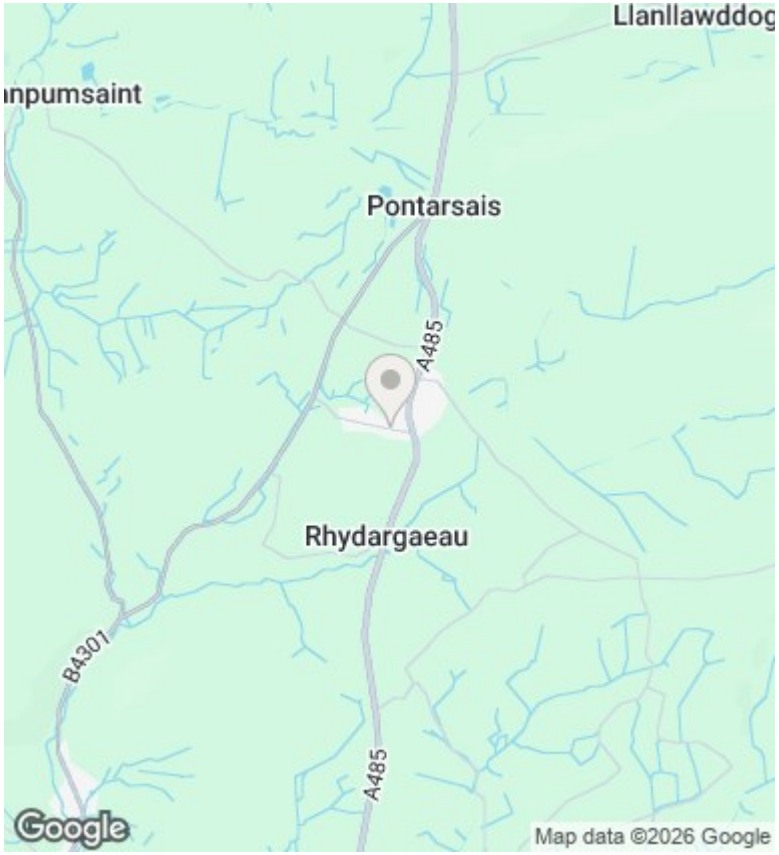
MASTER BEDROOM 3
13'1" x 10'11"
with smooth skimmed and coved ceiling. PVCu double glazed double French doors to and overlooking the rear garden and adjoining land. 2 Radiators. 10 Power points. Door to

EN-SUITE SHOWER ROOM
10'11" x 3'7"
with boarded effect laminate flooring. Chrome towel warmer ladder radiator. Opaque double glazed window. Smooth skimmed and coved ceiling. Extractor fan. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and tiled splashback, WC. Part tiled shower enclosure with electric shower over and sliding shower door. Shaver point.

EXTERNALLY
The bungalow occupies well maintained gardens that amount approximately to a quarter of an acre that incorporate a tarmacadamed entrance drive that provides ample private car parking and which leads to the garage. Front lawned garden. Paved pathways to either side each measuring 7' 8" (2.34m) and 4' 8" (1.42m) in width. There is to the rear a paved sun terrace that runs the full length of the bungalow and from which views are enjoyed over the surrounding countryside that leads to a large lawned garden that abuts agricultural land at the rear. L.P. GAS STORAGE TANK. OUTSIDE LIGHT and WATER TAP.

INTEGRAL GARAGE
15'10" x 10'3"
with window to side. Electronically operated roller door. Wall mounted L.P. gas fired central heating boiler. 3 Power points.





Directions

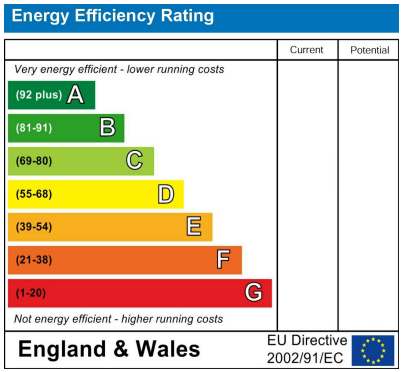
From Carmarthen take the A485 Lampeter road north past 'Glangwili General Hospital' travelling through the village of Peniel. Continue past 'Gwalia Petrol Filling Station/Shop/Mini-Market/Post Office' through the first part of Rhydargaeau. Travel up out of the 'dip' and turn first left into a Class III council maintained road which leads to the Bronwydd to Pontarsais road and the property will be found a THIRD of the way along on the right hand side.

Viewings

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

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