Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

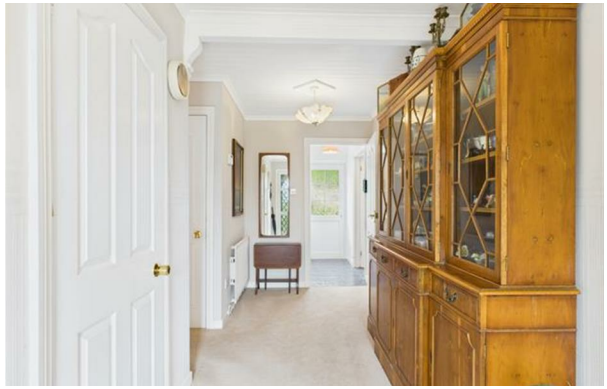
Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







Knights Rest Merlins Hill, Abergwili, Carmarthen, SA32 7ER

Offers In The Region Of £455,000

- DELIGHTFUL SUNNY POSITION WITH VIEWS.
- 4 BEDOOMS. 2 LIVING ROOMS. 2 BATHROOMS. 3 WC's.
- VIEWS OVER GLANGWILI HOSPITAL, CARMARTHEN AND OVER THE LOWER TYWI VALLEY TOWARDS LLANGUNNOR CHURCH.
- 0.25 OF A MILE A40 TRUNK ROAD.
- SET BACK OFF AND ABOVE THE ROAD.
- QUARTER ARCE APPROX. LANDCAPED GARDEN.
- 2.5 MILES CARMARTHEN TOWN CENTRE.
- ATTRACTIVE INDIVIDUALLY BUILT DETACHED RESIDENCE.
- L.P. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- 1.5 MILES GLANGWILI GENERAL HOSPITAL.

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

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Knights Rest Merlins Hill, Carmarthen SA32 7ER

An attractive most conveniently situated individual traditionally built 4 BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE situated set back off and above 'Merlins Hill' road set in approximately a quarter of an acre of landscaped gardens enjoying views over Glangwili Hospital towards Carmarthen and the lower Tywi valley towards Llangunnor Church being located within a quarter of a mile of the A40 trunk road, is within half a mile of the Recreational Ground on 'Castell Pigyn Road' and Primary School at the centre of Abergwili, is within 1.5 miles of Glangwili General Hospital, is within 2.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen and the property is located within 2.7 miles of the A48 dual carriageway and is within 3.5 miles of Dyfed/Powys Police Headquarters. The Doctors Surgery and Primary School at Nantgaredig being some 4 miles distant.

4 2 2

Council Tax Band: F





ENTRANCE VESTIBULE
with ceramic tiled floor. 'T&G' boarded ceiling. PVCu part opaque double glazed door to outside. PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL
16'0" x 5'9"
with 'T&G' boarded ceiling. Radiator. 1 Power point. Built-in cloaks cupboard off.

DINING ROOM
16'0" x 11'10"
with double aspect. Radiator. 2 PVCu double glazed windows with views. 6 Power points. 6' 2" (1.88m) Wide arched opening to

LOUNGE
15'11" x 14'2"
with double aspect. 2 Radiators. PVCu double glazed double 'French' doors and side screens to and overlooking the south facing paved sun terrace. 4 Wall light fittings. Feature fireplace with light oak surround incorporating a 'coal effect' L.P. gas fire. 10 Power points. TV point.

FITTED KITCHEN/BREAKFAST ROOM
15'11" x 13'0"
with ceramic tiled floor. Part tiled walls. 3 PVCu double glazed windows - 2 of which overlook the rear courtyard. Recessed downlighting. Double aspect. Telephone point. Staircase to first floor. Understairs storage cupboard. 6 Power points plus fused points. Plumbing for dishwasher and washing machine. Range of fitted base and eye level kitchen units incorporating glazed display units, canopied cooker hood, L.P. gas hob, electric double oven and sink unit.

REAR HALL
with ceramic tiled floor. 'T&G' boarded ceiling. PVCu part opaque double glazed door to rear. Doors to the reception hall and

'JACK AND JILL' SHOWER ROOM
with ceramic tiled floor. Recessed downlighting. Extractor fan. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Waterproof panelled walls. Shower enclosure with plumbed in shower over and shower door. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and mirrored splashback. Shaver point. Door to

REAR BEDROOM 1
10'8" x 9'6" plus
built-in double wardrobe. Radiator. 4 Power points. Textured and coved ceiling. PVCu double glazed window.

INNER HALL
with radiator. Cloak hook. 'T&G' boarded ceiling. C/h thermostat control.

BUILT-IN LINEN CUPBOARD OFF
with fitted shelving.

FRONT BEDROOM 2
13'11" x 10'10" plus
built-in wardrobe with 2 pairs of double doors. Radiator. PVCu double glazed window to fore with a view over Glangwili Hospital towards Carmarthen. Textured and coved ceiling. 8 Power point. Telephone point. Door to

'JACK AND JILL' FAMILY BATHROOM
9'9" x 8'0"
with PVCu double glazed window to fore. Chrome towel warmer ladder radiator. Ceramic tiled floor. 4 Piece suite in white comprising panelled bath, WC, bidet and wash hand basin with fitted storage cupboards beneath. Shelved mirror with shaver point. Quadrant shower enclosure with plumbed-in shower over and shower door.

UTILITY ROOM
7'7" x 7'7"
with ceramic tiled floor. Plumbing for washing machine. PVCu double glazed window. Recessed downlighting. 2 Power points. Door to the integral garage.

FIRST FLOOR

LANDING

SIDE BEDROOM 3
18'2" x 12'6" plus
built-in wardrobe with 2 doors. Radiator. PVCu double glazed window with a view over Carmarthen. 4 Power points. Part sloping textured ceiling with ebonised beam and a 'Velux' window.

STUDY/HOME OFFICE
10'2" x 5'9"
with PVCu double glazed window. 1 Power point. Telephone point. Access to the loft space. Doors to bedroom 4 and

SEPARATE WC
with one wall 'T&G' boarded. 2 Piece coloured suite comprising pedestal wash hand basin and WC. Extractor fan. Door to the eaves storage off.

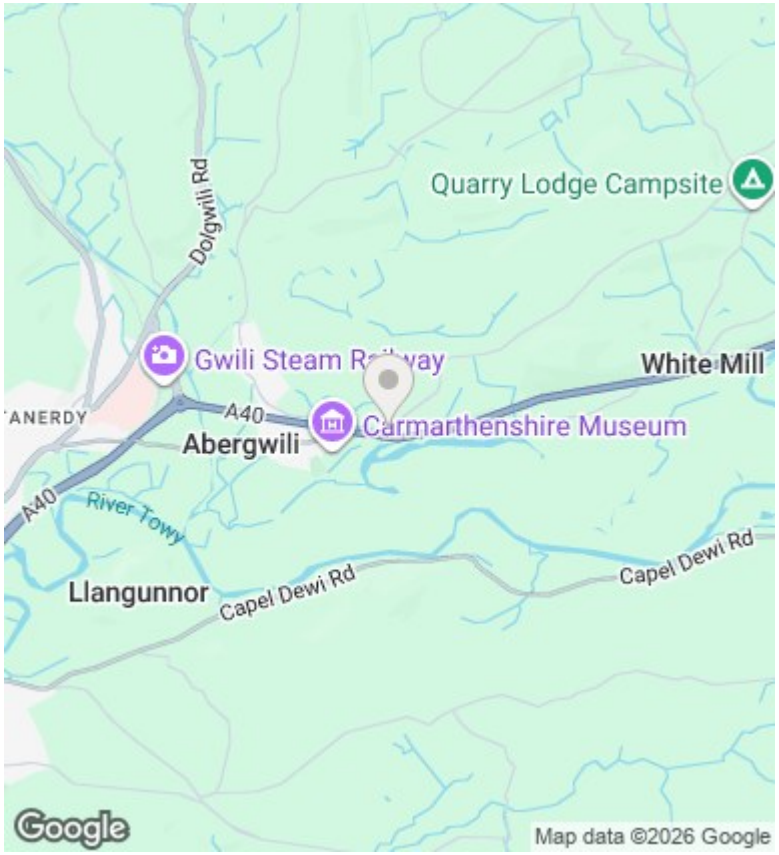
SIDE BEDROOM 4
21'4" x 15'11"
with PVCu double glazed window to side. Textured part sloping ceiling with 'Velux' window and ebonised beam. 2 Radiators. 4 Power points.

EXTERNALLY
The residence occupies landscaped gardens that amount to 0.25 of an acre or thereabouts that incorporate a brick pillared tarmacadamed entrance drive that leads past the dwelling to the garage at side and which provides ample private car parking. There are lawned gardens to the front and to one side that are bounded/interspersed with mature trees, ornamental shrubs, herbaceous borders and there are apple and plum trees. There is to the rear a tarmacadamed courtyard with raised herbaceous border that runs the full length of the dwelling with to one side a south facing paved sun terrace that measures approximately 35' x 20' (10.67m x 6.10m) and from which there are steps leading down to the beginning of the entrance drive and 'Merlins Hill' road. OUTSIDE LIGHT and WATER TAP. L.P. GAS STORAGE TANK.

GREENHOUSE
10'0" x 8'0"
on concrete block base.

INTEGRAL GARAGE
19'5" x 14'1"
with electronically operated up-and-over garage door. PVCu double glazed window. 'ideal CLASSIC' L.P. gas fired central heating boiler. Access to loft space. 4 Power points. Water tap. 9' 2" (2.79m) Ceiling height





Directions

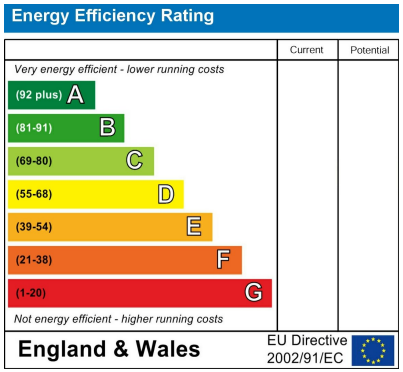
From Carmarthen the property can be approached by either travelling through Abergwili to the Museum and taking the second exit off the A40 roundabout onto 'Castell Pigyn Road' and then turn first right into 'Merlins Hill' road and the property is the first on the right hand side. Alternatively you can take the Carmarthen Southern/Eastern By-Pass to the roundabout by the Museum at Abergwili and take the first exit onto 'Castell Pigyn Road' and then turn immediately right into 'Merlins

Viewings

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

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