Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

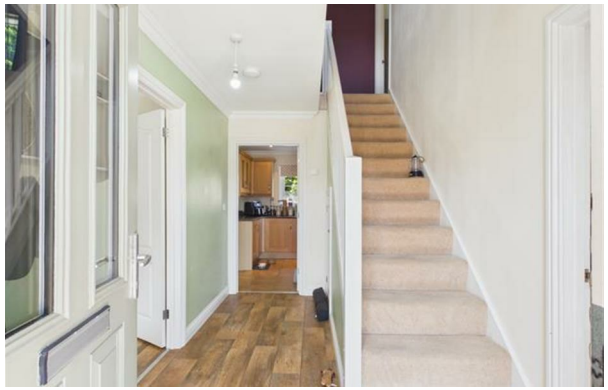
Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







No 13 Nant yr Ynys, Llanpumsaint, Carmarthen, SA33 6LJ

Offers In The Region Of £350,000

- ATTRACTIVE MODERN DETACHED FAMILY RESIDENCE.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE PRIMARY SCHOOL.
- NO FORWARD CHAIN. FULL FIBRE BROADBAND.
- 4 BEDROOMS. 2 LIVING ROOMS.
- LAWNED FRONT AND REAR GARDENS.
- 7 MILES NORTH OF CARMARTHEN.
- HEAD OF SMALL CUL-DE-SAC.
- 2 BATHROOMS. 3 WC'S. OIL C/H.
- SUNNY SOUTH FACING POSITION.
- 5 MILES CARMARTHEN GOLF CLUB.
- **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

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An attractive modern (Circa. 2008/2009) 4 BEDROOMED/2 RECEPTION ROOMED 'L' shaped DETACHED FAMILY RESIDENCE built to a timber framed design by 'Hayward Homes Ltd' having an attractive part brick facade with banded quoins situated enjoying a sunny south facing position at the head of a small cul-de-sac of varying types and designs on the periphery of yet within walking distance of the Primary School and soon to be re-opened village pub at the rural village community of Llanpumsaint and which in turn is located amidst the beautiful Gwili river valley some 7 miles north of the County and Market town of Carmarthen. The property being located within 5 miles of Carmarthen Golf Club and enjoys ease of access to the A484 and A485 trunk roads.

4 2 2

Council Tax Band: E





PILLARED ENTRANCE PORCH
with part double glazed entrance door and side screen to

RECEPTION HALL
12'2" x 7'2" overall
with mains smoke detector. Staircase to first floor. Radiator. Understairs storage cupboard with electric light. C/h thermostat control. Telephone point.

LIVING/TV ROOM/STUDY
12'1" x 9'2"
with telephone point. Boarded effect vinyl floor covering. Radiator. PVCu double glazed window to fore. 6 Power points. TV and telephone points.

LOUNGE
13'0" x 11'2"
with radiator. PVCu double glazed window to fore. Boarded effect vinyl floor covering. 7 Power points. TV and telephone points. Feature ceiling rose. 3 Wall light fittings. 7' 9" (2.36m) Wide opening to

FITTED KITCHEN/DINING ROOM
21'11" x 12'9" overall
'L' shaped with 2 wall light fittings. Ceramic tiled floor to the kitchen area. Radiator. Boarded effect vinyl floor covering to the dining area. PVCu double glazed double French doors to and overlooking the rear garden. 12 Power points plus fused points. Part glazed door to the reception hall. PVCu double glazed window overlooking the rear garden. Feature ceiling rose to the dining area. Recessed downlighting to the kitchen area. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, breakfast bar, glazed display units, integrated dishwasher, fridge, freezer, double oven, microwave oven, ceramic hob with stainless steel splashback and canopied cooker hood. Door to

UTILITY ROOM
6'3" x 5'11"
with ceramic tiled floor. PVCu part double glazed door to rear. Extractor fan. Range of fitted base and eye level kitchen units to match the kitchen incorporating a sink unit. 4 Power points plus fused points. Plumbing for washing machine.

SEPARATE WC
with wood strip floor effect vinyl floor covering. Radiator. Part tiled walls. 2 Piece suite in white comprising wash hand basin and WC.

FIRST FLOOR

GALLERIED STYLE LANDING
16'2" x 7'2" overall
with mains smoke detector. Radiator. PVCu double glazed window to fore. 1 Power point. Access to loft space.

BUILT-IN AIRING/LINEN CUPBOARD
off with radiator. Slatted shelving.

REAR BEDROOM 1
9'11" x 9'1"
with radiator. PVCu double glazed window. 6 Power points.

FAMILY BATHROOM
9'1" x 5'10"
with wall light having a shaver point. Ceramic tiled floor. Extractor fan. Radiator. PVCu opaque double glazed window. Recessed downlighting. Fully tiled walls. 3 Piece suite in white comprising panelled bath, WC and pedestal wash hand basin. Shower enclosure with plumbed-in shower over.

REAR BEDROOM 2
with PVCu double glazed window. Radiator. 6 Power points.

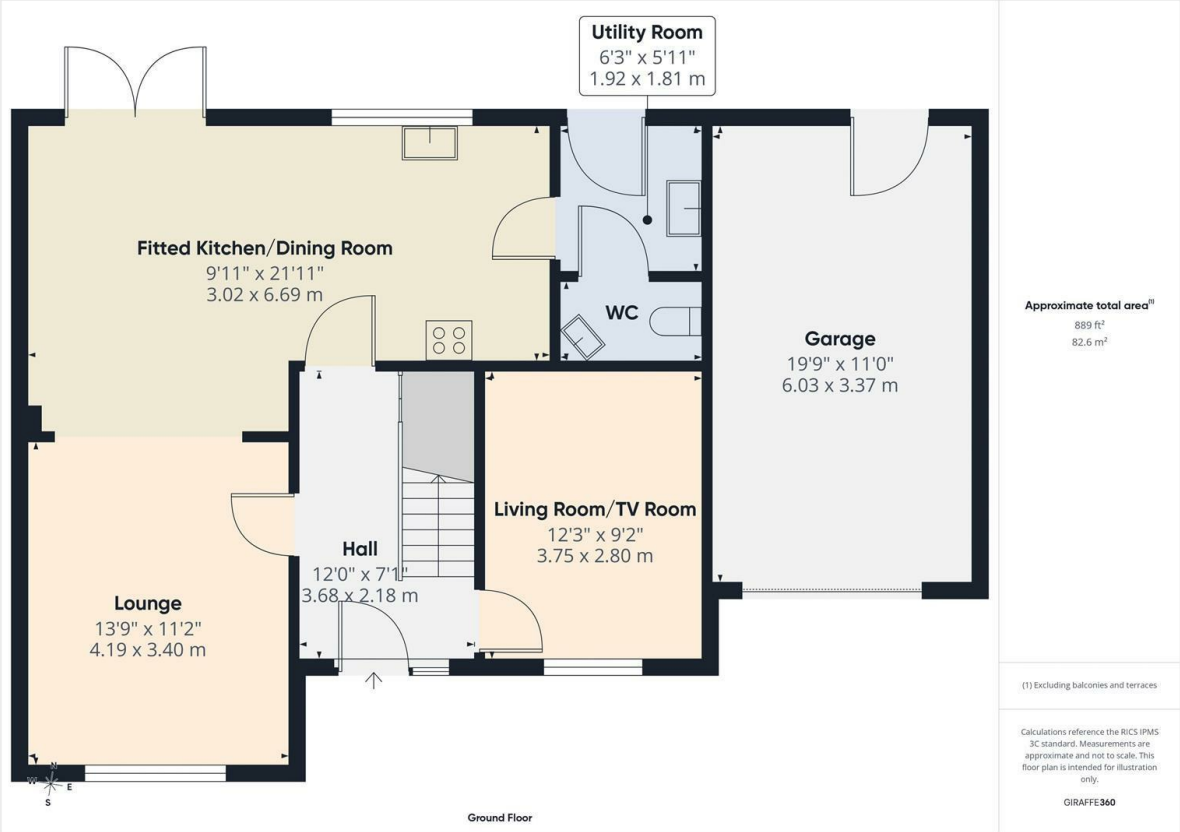
MASTER BEDROOM 3
11'9" x 11'2"
with PVCu double glazed window to fore. Radiator. 6 Power points. TV and telephone points.

EN-SUITE SHOWER ROOM
8'8" x 3'10"
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Recessed downlighting. Fully tiled walls. Wall light. Tiled double shower enclosure with sliding shower door and plumbed-in shower over.

FRONT BEDROOM 4
12'1" x 9'2"
with PVCU double glazed window. Radiator. TV and telephone points. 6 Power points.

EXTERNALLY
Brick paved entrance drive providing private car parking that leads to the garage. Post and rail fenced lawned front garden. There are wide gated pathways to either side. Rear close boarded fenced garden incorporating a decked/paved terrace and lawned garden. Gazebo. OUSIDE LIGHT, WATER TAP and POWER POINTS. OIL STORAGE TANK.

ADJOINING GARAGE
19'8" x 11'0"
with 2 power points. Up and over garage door. Worcester oil fired central heating boiler. PVCu part double glazed personal door.





Directions

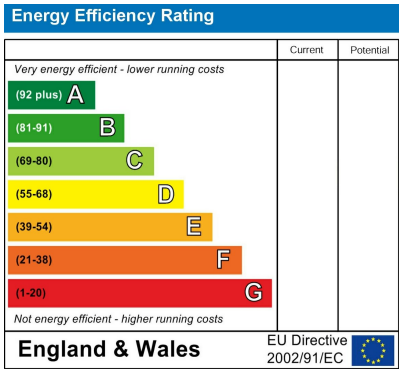
From Carmarthen take the A484 'Cardigan/Newcastle Emlyn' Road north and at Bronwydd Arms turn right for Llanpumsaint - signposted. Follow the signs to Llanpumsaint and on entering the village travel down the hill, over the hump-back bridge, under the former Railway Bridge and turn immediately left by the Railway Hotel Public House for Esgair/Cynwyl Elfed - signposted. Continue a short distance along this road and turn first left into 'Nant yr Ynys' and the property will be found at the

Viewings

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

Council Tax Band

E



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