Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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No 3 Maes yr Ewig Felingwm Uchaf, Carmarthen, SA32 7PT

Offers In The Region Of £187,500

- WELL PRESENTED SEMI-DETACHED HOUSE.
- SOLID FUEL C/H. NO FORWARD CHAIN.
- 2 MILES NORTH OF THE A40, PRIMARY SCHOOL AND DOCTORS SURGERY AT NANTGAREDIG.
- SUNNY FRONT AND REAR GARDENS.
- SET BACK OFF AND ABOVE THE ROAD WITH VIEWS.
- PVCu DOUBLE GLAZED WINDOWS.
- 7 MILES CARMARTHEN TOWN CENTRE.
- FIRST TIME ON THE MARKET SINCE 1969.
- 3 BEDROOMS. 2 LIVING ROOMS.
- SMALL RURAL VILLAGE IN BEAUTIFUL RIVER VALLEY.
- 4.5 MILES SOUTH OF BRECHFA.
- **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

No 3 Maes yr Ewig , Carmarthen SA32 7PT

A conveniently situated well presented traditionally built (1953/54) 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE having banded quoins situated set slightly back off and above the road fronting on to a Class III Council maintained road enjoying a sunny south westerly aspect on the periphery of the rural village community of Felingwm Uchaf which in turn is located amidst the beautiful Cloidach river valley on the B4310 'Nantgaredig to Abergorlech' Road some 2 miles north of the A40 trunk road and Doctors Surgery/Primary School at Nantgaredig and is situated some 7 miles east of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located some 4.5 miles south of Brechfa.

3 1 2

Council Tax Band: C





CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door with leaded effect lights to

RECEPTION HALL
with radiator. PVCu opaque double glazed window. Cloak hooks. Staircase to first floor. Mains smoke detector.

LIVING ROOM
14'3" x 10'7"
with PVCu double glazed window overlooking the front garden and from which a rural view is enjoyed. 2 Power points. Radiator. Feature tiled fireplace and hearth incorporating a multi-fuel roomheater with back boiler that operates the central heating system. Arched opening to

DINING ROOM
14'3" x 11'0"
with PVCu double glazed window overlooking the rear garden. 3 Power points. Fitted wall unit. Solid fuel Rayburn cooking range that heats the domestic hot water- the Rayburn is in need of repair but is in working order. Mains heat and Carbon Monoxide alarm.

FITTED 'GALLEY' KITCHEN
14'8" x 5'10"
with vinyl floor covering. Telephone point. 8 Power points. Mains heat alarm. PVCu opaque double glazed window. PVCu part opaque double glazed door to side with double glazed window having a rural view. Part tiled walls. Electricity consumer unit. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, ceramic hob, 'Bosch' electric oven, canopied cooker hood and open fronted display unit.

FIRST FLOOR -
pine panelled doors.

LANDING
with 1 power point. Mains smoke alarm. PVCu opaque double glazed window. Radiator. Access via retractable loft ladder to a boarded attic space with electric light and 4 power points. 'Velux' window. The attic subject to the necessary consents being obtained could be converted to additional living accommodation.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with hot water cylinder. Slatted shelving. Louvre door.

SEPARATE WC
with WC in white. PVCu opaque double glazed window.

BATHROOM
with PVCu opaque double glazed window. Radiator. Part tiled walls. 2 Piece suite in white comprising enamelled bath with electric shower over and wash hand basin. Radiator.

REAR BEDROOM 1
12'11" x 10'11"
with radiator. PVCu double glazed window overlooking the rear garden and from which a view is enjoyed. 3 Power points.

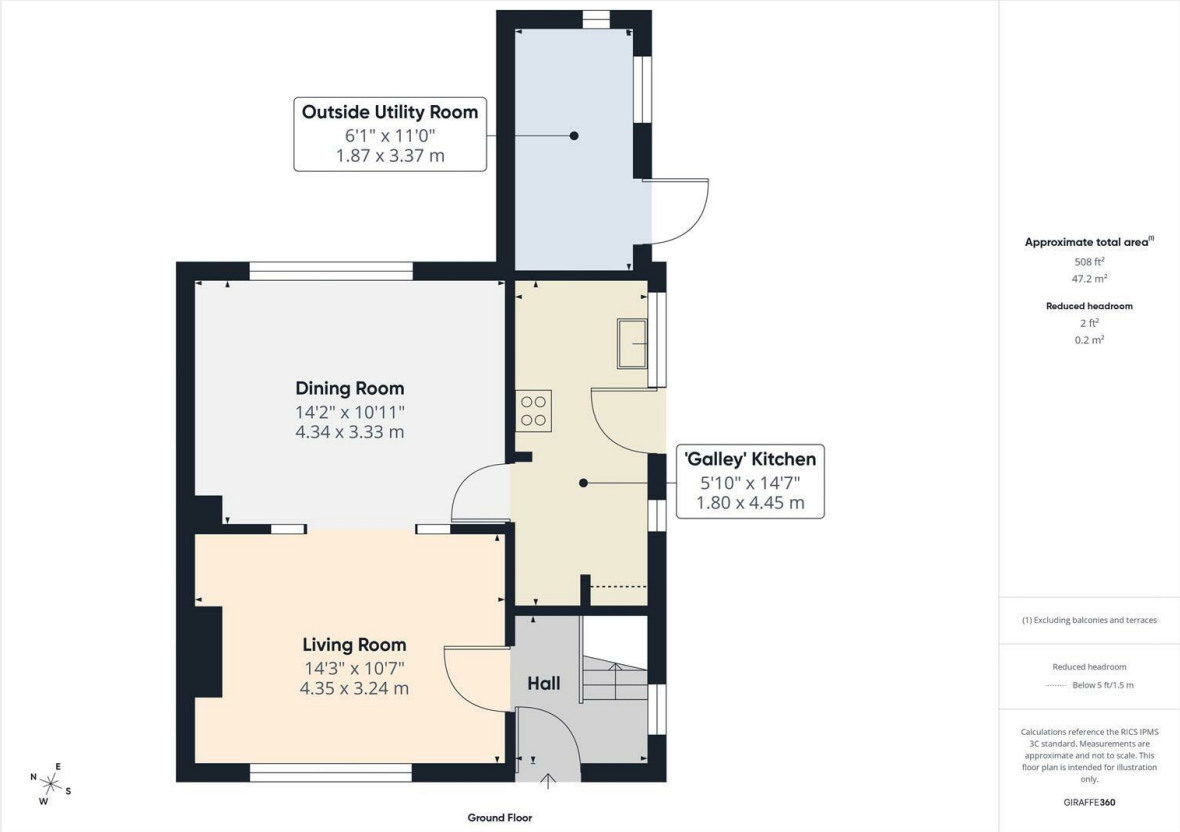
FRONT BEDROOM 2
plus fitted wall to wall/floor to ceiling wardrobes with four sliding doors (2 mirrored). Radiator. Telephone point. PVCu double glazed window with a rural view. 1 Power point.

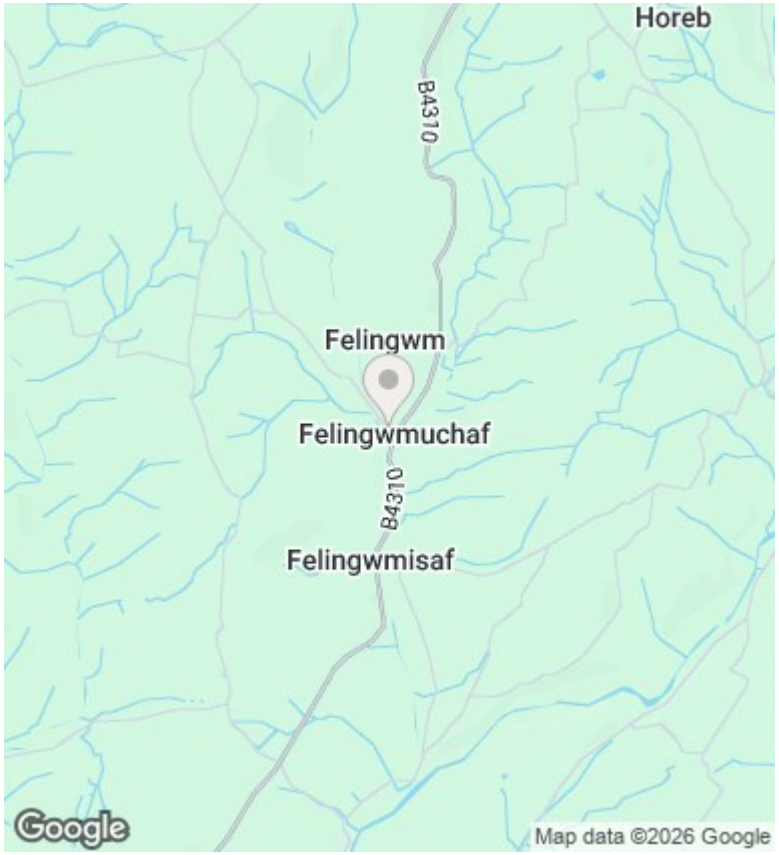
FRONT BEDROOM 3
9'8" x 7'7" overall
'L' shaped with radiator. PVCu double glazed window with a rural view. Fitted shelving. 2 Power points.

EXTERNALLY
Unrestricted on-street parking available immediately to fore. Gated front walled/close boarded fenced lawned garden with established well stocked herbaceous borders with ornamental shrubs. Pathway to one side. Rear enclosed lawned garden enjoying a sunny south easterly aspect with paved patio. From the rear garden views are enjoyed. OUTSIDE LIGHT and WATER TAP. GREENHOUSE.

ADJOINING STORE/OUTSIDE UTILITY ROOM
11'1" x 6'2"
with power and lighting. Concrete block built. 4 Power points.

LEAN-TO FUEL STORE
5'10" x 5'0"
of concrete block/C.I. construction.





Directions

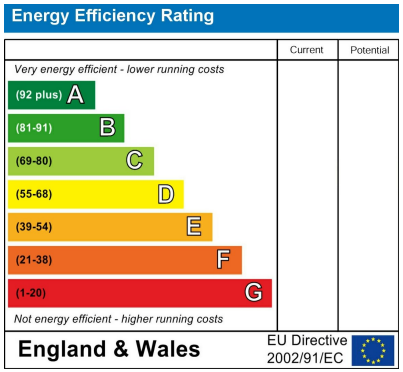
From Carmarthen take the A40 trunk road east towards Llandeilo past the villages of Abergwili and Whitemill. At the 'Square' in Nantgaredig turn left for Abergorlech/Brechfa/Llansawel (B4310 - signposted). Continue along this road for approximately 2 miles passing through the hamlet of Felingwm Isaf and upon entering Felingwm Uchaf travel over the stone parapet walled bridge and turn first left before the 'Plough Inn' Public House and Restaurant and the property will be found

Viewings

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

Council Tax Band

C



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