Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Erw Deg, No 10 Llys Pencrug, Llandeilo, Carmarthenshire, SA19 6RX

Offers In The Region Of £595,000

- MODERN ENERGY EFFICIENT DETACHED FAMILY RESIDENCE.
- 4 WC's. SOUGHT AFTER AREA.
- LARGE PRIVATE SUNNY SOUTH FACING REAR GARDEN.
- PV PANELS PROVIDING AN INCOME.
- BIOMASS C/H BOILER. PVCu DOUBLE GLAZED WINDOWS.
- SPACIOUS VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- FIRST TIME ON THE OPEN MARKET.
- WALKING DISTANCE LLANDEILO TOWN CENTRE (0.75 of a mile).
- DOUBLE GARAGE.
- AMIDST BEAUTIFUL TYWI RIVER VALLEY.
- 5 BEDROOMS. 3 BATHROOMS. SUN LOUNGE.
- HEAD OF SMALL CUL-DE-SAC.
- WALKING DISTANCE DINEFWR PARK AND NEWTON HOUSE (NATIONAL TRUST).
- WALKING DISTANCE LLANDEILO R.F.C. AND CRICKET GROUND.
- JUST OUTSIDE BANNAU BRYCHEINIOG NATIONAL PARK.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
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A most conveniently situated very well presented traditionally built (Circa. 2002) DETACHED FAMILY RESIDENCE affording spacious light and airy 5 BEDROOMRED/3 RECEPTION ROOMED ACCOMMODATION having an attractive stone effect facade situated in a sought after area occupying a level landscaped garden amounting to 0.20 of an acre that enjoys a sunny southerly aspect at the head of a small cul-de-sac that forms part of a larger overall development of varying types and designs just off 'Carmarthen Road' within walking distance of Llandeilo R.F.C. and Cricket Ground, Dinefwr Park and Newton House (National Trust) and the readily available facilities and services at the centre of Llandeilo that also affords a Railway Station. The property is located within half a mile of the A40 trunk road, is within 1.5 miles of 'Ysgol Bro Dinefwr' at Ffairfach, is within 8 miles of the town of Ammanford, is within 9 miles of Cross Hands and the A48 dual carriageway, is within 12.5 miles of both the town of Llandovery and M4 Motorway and the property is located some 15 miles east of the County and Market town of Carmarthen. The property enjoying ease of access to the 'Bannau Brycheiniog National Park'.

5 3 3

Council Tax Band: G





ENTRANCE VESTIBULE
with paved floor. Boarded entrance door. Glazed door to

RECEPTION HALL
17'10" x 7'8" overall
with C/h thermostat control. Pine boarded floor. Radiator. 3 Power points. Staircase to first floor. Understairs storage area. Feature ceiling rose. 5' 8 " Wide arched opening to

DINING ROOM
14'3" x 9'8"
with feature ceiling rose. PVCu double glazed window to fore. Radiator. 4 Power points.

SEPARATE WC
with ceramic tiled floor. Radiator. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboards beneath and tiled splashback.

LOUNGE
21'2" x 16'2" overall
slightly 'L' shaped with feature ceiling rose. 2 Radiators. Double aspect. 19' 4" (5.89m) High part vaulted ceiling with feature beams. Pine secondary staircase to the first floor. Double glazed window to fore. PVCu double glazed window to rear. Feature open fireplace. TV point. 6 Power points. Glazed double doors to

SUN LOUNGE
19'6" x 9'8"
with triple aspect. 2 PVCu double glazed windows. PVCu double glazed double French doors to the paved sun terrace. Feature fireplace with paved hearth. 6 Power points. 9' 6" (2.9m) Vaulted ceiling. Radiator. TV point. 2 Wall light fittings. Glazed double doors to

FITTED KITCHEN/DINING ROOM
25'1" x 14'3" overall
with ceramic tiled floor. 2 Radiators. Recessed downlighting. Glazed door to the reception hall. TV and telephone points. 16 Power points plus fused points. PVCu double glazed window overlooking the rear paved sun terrace. Range of fitted base and eye level kitchen units incorporating glazed display units, intergrated dishwasher, double oven, feature canopied cooker hood, ceramic hob, 1.5 bowl sink unit and island with wine rack. Part tiled walls.

UTILITY ROOM
10'4" x 5'1"
with radiator. Ceramic tiled floor. Extractor fan. PVCu double glazed window. Cloak hooks. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit. PVCu part opaque double glazed door to side. 2 Power points plus fused point. Door to the integral double garage. Door to

WALK-IN PANTRY
5'1" x 3'5"
with fitted shelving.

FIRST FLOOR -
7' 11" (2.41m) Ceiling heights.

LANDING
16'2" x 8'5" overall
with radiator. PVCu double glazed window with a view. 2 Power points.

MASTER BEDROOM 1
with 2 PVCu double glazed windows to fore with a view. TV and telephone points. 8 Power points.

DRESSING ROOM
5'9" x 3'6" plus
wall to wall/floor to ceiling fitted wardrobe with double sliding mirrored doors. Radiator. Fitted shelf.

EN-SUITE BATHROOM
6'0" x 5'10"
with extractor fan. Ceramic tiled floor. Part tiled walls. PVCu opaque double glazed window. Radiator. Wall light. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment and plumbed-in shower over.

FRONT BEDROOM 2
12'8" x 9'1"
with radiator. PVCu double glazed window with a view. 4 Power points.

HOME OFFICE/BEDROOM 5
16'4" x 9'0"
with radiator. PVCu double glazed window. 5' 5" (1.65m) Wide archway to

BALCONY
9'10" x 1'9"
that overlooks the lounge fireplace. Secondary staircase to the ground floor.

FAMILY BATHROOM
12'9" x 8'4"
with boarded effect vinyl floor covering. Radiator. PVCu double glazed window. Recessed downlighting. Shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and double ended jacuzzi/spa bath. Part tiled walls. Tiled quadrant shower enclosure with plumbed-in shower over and shower door.

FITTED AIRING/LINEN CUPBOARD
with pre-lagged hot water cylinder. Slatted shelving. C/h timer control.

INNER LANDING
with access to loft space. Radiator.

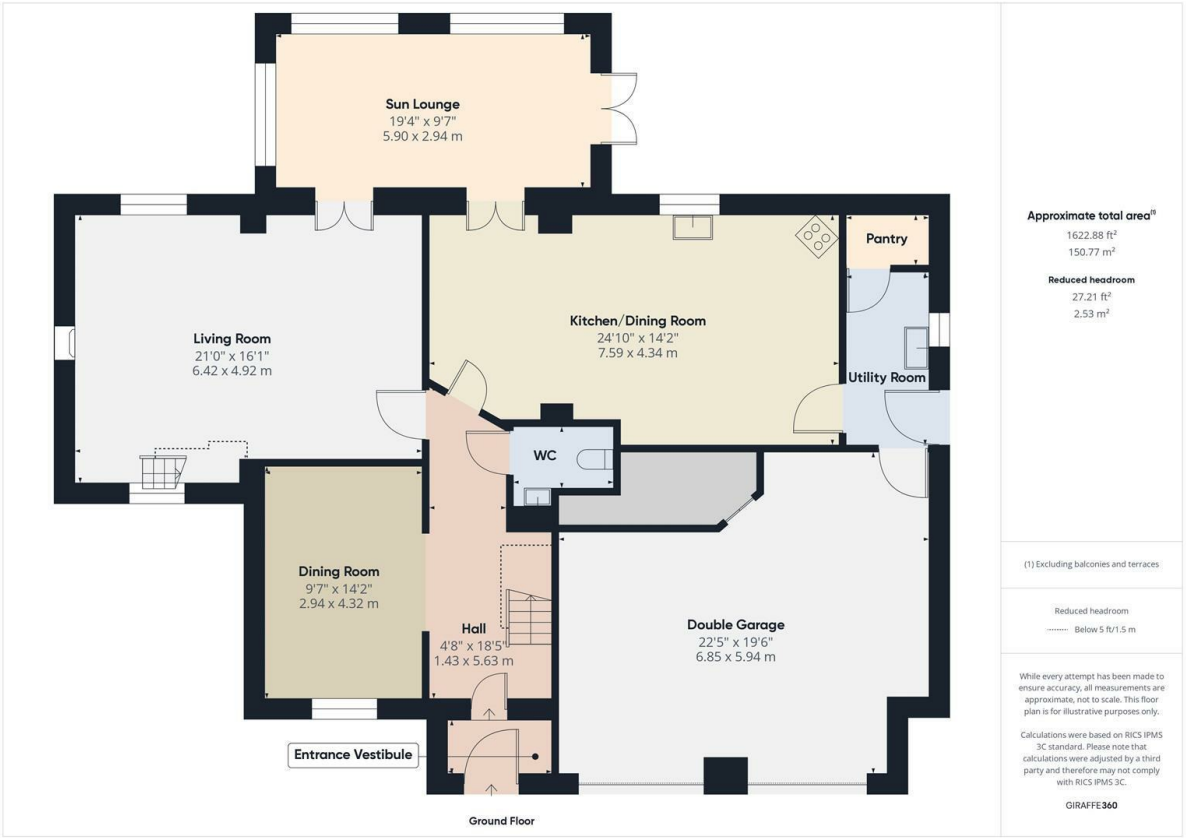
REAR BEDROOM 3
12'10" x 9'8"
with radiator. PVCu double glazed window. 4 Power points. Presently utilised as a Home Office.

GUEST BEDROOM 4
with radiator. PVCu double glazed window. 4 Power points.

EN-SUITE SHOWER ROOM
8'7" x 3'7"
with part tiled walls. Radiator. Wall light with shaver point. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled double shower enclosure with plumbed-in shower over and sliding shower door.

EXTERNALLY
The residence occupies a level landscaped garden that amounts to 0.20 of an acre and which incorporates a tarmacadamed/paved/decoratively stoned entrance drive and forecourt with lawned area off. There is a gated pathway to one side with to the other side gated access that leads to the large level enclosed close boarded fenced side/rear garden that enjoys a sunny south facing aspect with a good degree of privacy, has raised herbaceous borders with electric lighting and incorporates a kitchen garden and paved sun terrace with feature ornamental pond. OUTSIDE LIGHT and POWER POINTS. STORE SHED.

INTEGRAL DOUBLE GARAGE
22'7" x 19'7" overall
with 2 electronically operated up-and-over garage doors. Telephone point. PV panel isolator switch. 4 Power points. Pellet storage tank/silo. Water tap. Self feeding 'Biotech TopFlight M' wood pellet biomass central heating boiler.





Directions

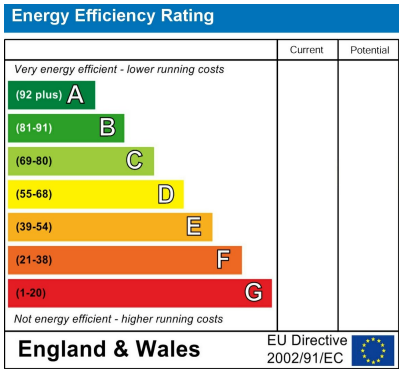
The property is located by turning off 'Carmarthen Road' opposite the entrance to Llandeilo R.F.C. and Cricket Ground into 'Lon Rhys.' Continue to the roundabout and take the 3rd exit (signposted 'Llys Pencrug' 4-16) and the property will be found at the head of the cul-de-sac.

Viewings

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

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