Sales & Lettings of Residential, Rural & Commercial Properties

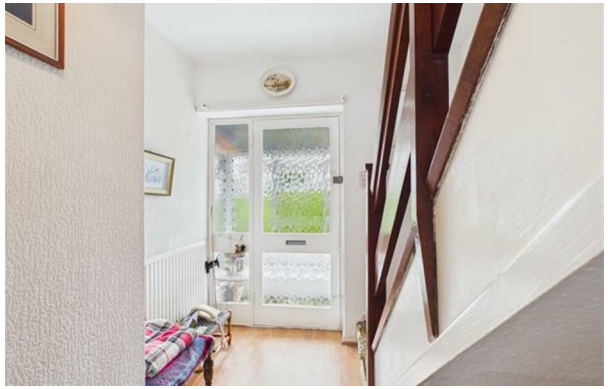
GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







No 31 Brynteg Pentremeurig Road, Carmarthen, SA31 3ES

Offers In The Region Of £210,000

- WELL PRESENTED SEMI-DETACHED HOUSE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- GARAGE. WORKSHOP/GARDEN STORE SHED.
- NO FORWARD CHAIN.
- LIGHT AND AIRY ACCOMMODATION.
- FRONT AND REAR GARDENS.
- 1 MILE CARMARTHEN TOWN CENTRE.
- CLOSE TO 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- 3 BEDROOMS. THROUGH LIVING/DINING ROOM.
- AMPLE PRIVATE CAR PARKING.
- VIEWS TO REAR OVER THE SURROUNDING COUNTRYSIDE TOWARDS TREVAUGHAN WOODS.
- JUST OFF BUS ROUTE.

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

sales@geraldvaughan.co.uk

No 31 Brynteg Pentremeurig Road, Carmarthen SA31 3ES

A most conveniently situated well presented traditionally built (early to mid 1970's) 3 BEDROOMED SEMI-DETACHED HOUSE affording light and airy accommodation situated on an established cul-de-sac of varying types and designs close to 'Parc Dewi Sant,' 'UWTSD' and 'Canolfan S4C yr Egin' approximately 0.75 of a mile of the centre of Johnstown and is located within 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within walking distance of the Co-op Convenience Store on 'Job's Well Road' and enjoys ease of access to the A40 dual carriageway at Travellers Rest via 'Ffordd Pendre' (Carmarthen West link road).

3 1 1

Council Tax Band: D





PVCu DOUBLE GLAZED ENTRANCE PORCH
5'9" x 3'1"
on dwarf brick wall under a polycarbonate roof. Terrazzo tiled floor. PVCu part double glazed entrance door. Opaque glazed door to

RECEPTION HALL
11'5" in depth
with boarded effect laminate flooring. Staircase to first floor. Understairs storage area. Telephone point. Radiator. 1 Power point.

THROUGH LIVING/DINING ROOM
22'0" x 12'9" overall
'L' shaped with double aspect. 2 Radiators. PVCu double glazed picture window to fore. PVCu double glazed picture window to rear from which a rural view is enjoyed. Serving hatch to the kitchen. Feature fireplace. C/h timer control. 7 Power points. TV point.

FITTED KITCHEN
9'11" x 8'10"
with ceramic tiled floor. PVCu double glazed window with a rural view. Radiator. Part tiled walls. Fitted shelving. 4 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. PVCu part opaque double glazed door to side.

BUILT-IN PANTRY OFF
with ceramic tiled floor. Fitted shelving. 2 Power points.

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

LANDING
with radiator. Access to loft space. PVCu double glazed window. 1 Power point.

FITTED AIRING/LINEN CUPBOARD
with radiator. Slatted shelving.

SEPARATE WC
with vinyl floor covering. PVCu opaque double glazed window. WC in white.

BATHROOM
with vinyl floor covering. Part tiled walls. PVCu opaque double glazed window. 2 Piece suite in white comprising pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

REAR BEDROOM 1
10'1" x 10'0" overall
with radiator. PVCu double glazed picture window with views over the surrounding countryside towards 'Trevaughan Woods' and the Fire Station. 2 Power points.

FRONT BEDROOM 2
with PVCu double glazed picture window to fore. Fitted cupboard. Radiator. 2 Power points.

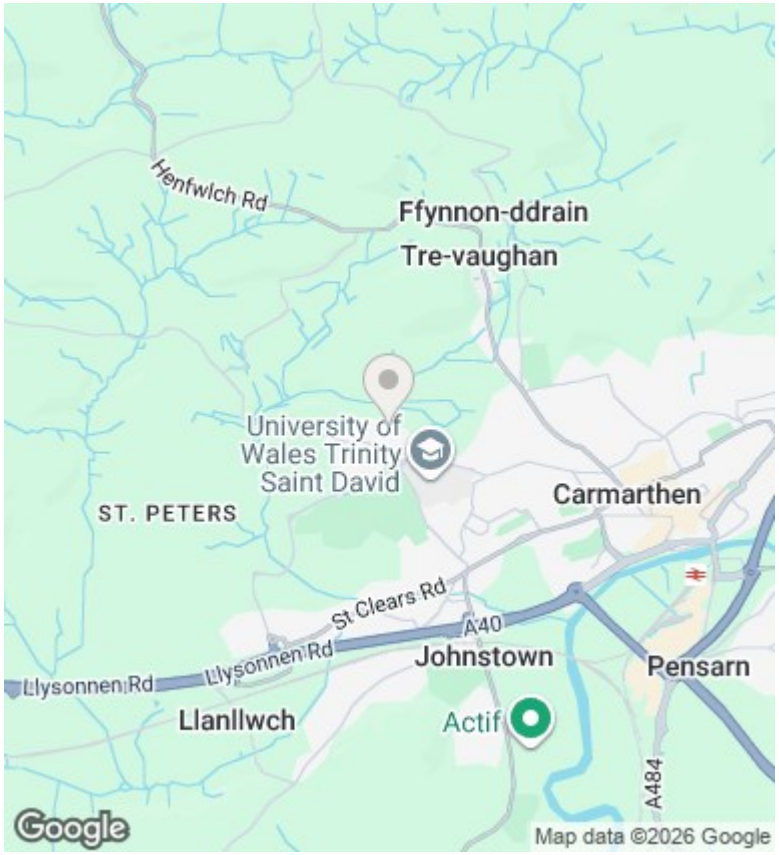
FRONT BEDROOM 3
8'7" x 7'11" plus
built-in cupboard off over the stairwell housing the 'Worcester' gas fired central heating combi boiler (2019). Radiator. PVCu double glazed picture window. 2 Power points.

EXTERNALLY
Tarmacadamed entrance drive that leads to the side of the house and which provides ample private car parking. Front lawned garden. Rear concreted/paved patio that leads to an established lawned garden with herbaceous borders and a further paved area beyond. From the rear garden rural views are enjoyed over the surrounding countryside towards 'Trevaughan Woods'. OUTSIDE LIGHT and WATER TAP.

LINKED GARAGE
15'11" x 8'1"
with up-and-over garage door. Concreted floor. Power and lighting. Concrete block built. Single glazed window. 2 Power points.

WORKSHOP/GARDEN STORE SHED
13'9" x 8'3"
of concrete sectional construction. 4 Windows to rear. Power and lighting. 1 Power point.





Directions

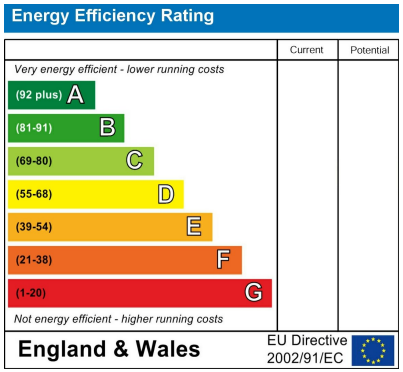
The property may be approached from Carmarthen town centre by travelling up 'College Road' or from Johnstown by travelling up 'Job's Well Road' to the traffic lights adjacent to 'UWTSD'/'Parc Dewi Sant'. Turn into 'Pentremeurig Road' and then turn first right into 'Brynteg'. Travel to the 'T' junction and turn left. Continue up the hill and the property will be found after the right hand bends on your left hand side before the head of the cul-de-sac.

Viewings

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

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D



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