Sales & Lettings of Residential, Rural & Commercial Properties

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# Llwyncelyn Whitemill, Carmarthen, SA32 7EN

## Offers In The Region Of £149,950

- SEMI-DETACHED EXTENDED COTTAGE style HOUSE.
- WALKING DISTANCE PETROL FILLING STATION/'ASDA' CONVENIENCE STORE.
- 2 MILES PRIMARY SCHOOL AND DOCTORS SURGERY AT NANTGAREDIG.
- SMALL VILLAGE AMIDST TYWI RIVER VALLEY.
- 3 BEDROOMS. NO FORWARD CHAIN.
- PRIVATE CAR PARKING. JUST OFF A40.
- 3.5 MILES CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES 'GLANGWILI GENERAL HOSPITAL'.
- ON REGULAR BUS ROUTE.

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

sales@geraldvaughan.co.uk

# Llwyncelyn , Carmarthen SA32 7EN

A most conveniently situated substantially extended 3 BEDROOMED SEMI-DETACHED COTTAGE style HOUSE located at the centre of the small village community of Whitemill, within walking distance of the Petrol Filling Station/'Asda' convenience store just off the A40 Carmarthen to Llandeilo trunk road, amidst the beautiful Towy River Valley within 2 miles of the Doctors Surgery and Primary School at Nantgaredig, is within 3 miles of 'Glangwili General Hospital' and is located some 3.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located on a regular bus route.

3 1 2

Council Tax Band: C





**ENTRANCE HALL**
9'6" in depth
with PVCu entrance door. Electricity consumer unit. 2 Power points. Opening to

**LIVING ROOM**
19'1" x 10'2"
with 2 radiators. Double aspect. 2 PVCu double glazed windows. 6 Power points. Telephone point. C/h thermostat control. Walk-in understairs storage cupboard. Staircase to First Floor. Opaque glazed door to

**FITTED KITCHEN/DINING ROOM**
23'0" x 10'5" overall
'L' shaped with ceramic tiled floor. Double aspect. Recessed downlighting to the kitchen area. Plumbing for washing machine. 3 PVCu double glazed windows. Radiator. 11 Power points. Range of fitted base and eye level kitchen units incorporating a ceramic hob, electric oven, cooker hood and sink unit.

**SIDE HALL**
with ceramic tiled floor. PVCu part opaque double glazed door to outside.

**BOILER/STORE ROOM**
5'4" x 3'9"
with ceramic tiled floor. PVCu opaque double glazed window. 'Worcester' oil fired central heating boiler. C/h timer control. 1 Power point.

**FIRST FLOOR - painted panelled doors**

**LANDING**
with 1 power point. T&G boarded ceiling. Dado rail. Access to loft space.

**FRONT BEDROOM 1**
13'7" x 8'2"
with radiator. PVCu double glazed window. 4 Power points.

**BATHROOM**
10'5" x 7'5"
with vinyl floor covering. Part tiled walls. PVCu opaque double glazed window. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath. Radiator. Quadrant shower enclosure with plumbed-in shower over and double sliding shower doors.

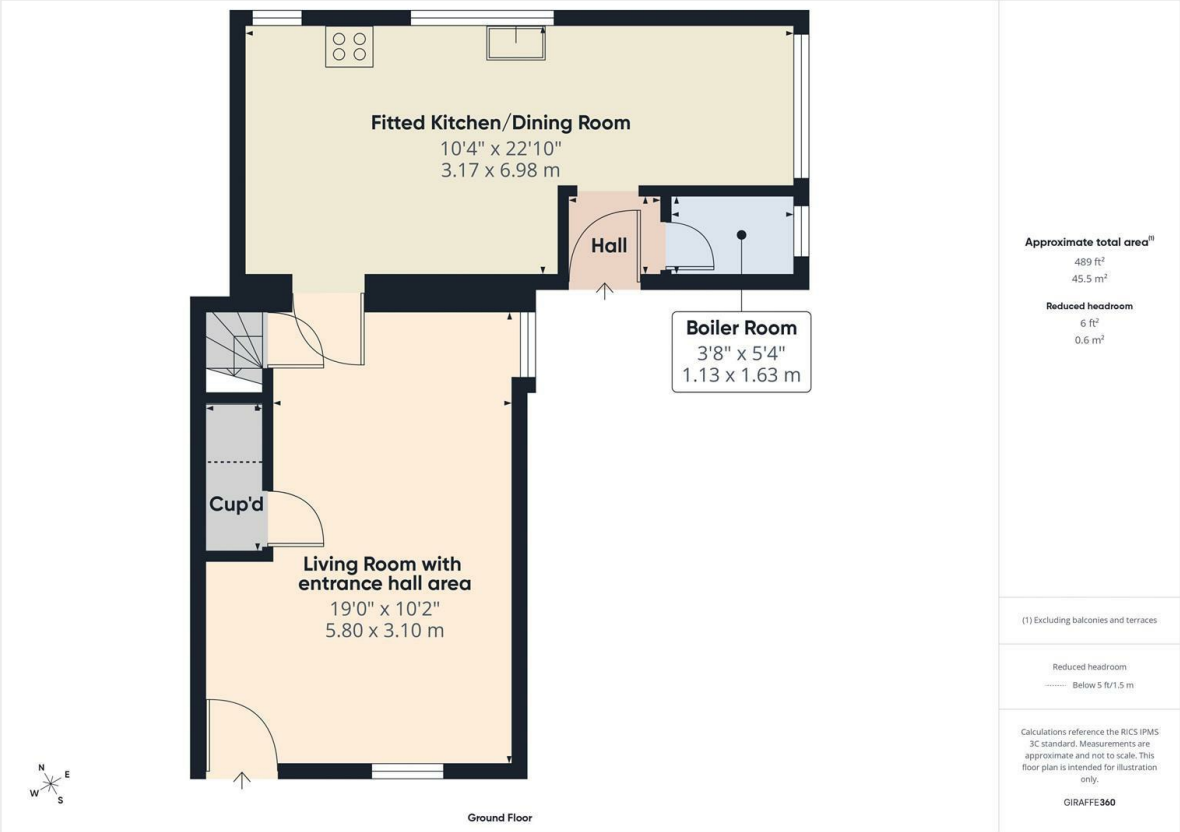
**REAR LANDING**
with dado rail. Mains smoke alarm.

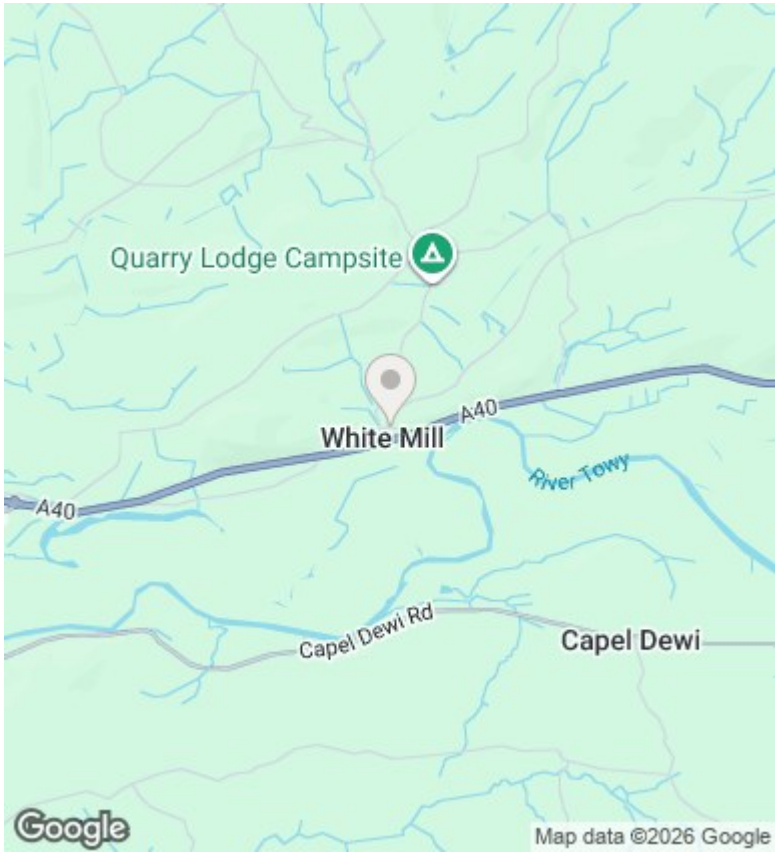
**REAR BEDROOM 2**
Radiator. 3 Power points. PVCu double glazed window. Access to loft space.

**REAR BEDROOM 3**
with radiator. PVCu double glazed window. 6 Power points. Fitted hanging rails.

**EXTERNALLY**
Side concreted entrance drive that provides ample private car parking. Rear concreted courtyard. There is to the side a paved/terraced/concreted garden with rockery. OIL STORAGE TANK. OUTSIDE LIGHT AND WATER TAP.

**NOTE**
Applicants should note that the property was affected by flooding in October 2025




## Directions

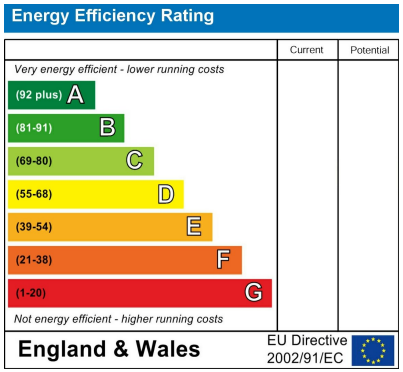
From Carmarthen take the A40 trunk road towards Llandeilo. Travel past/through Abergwili and upon entering Whitemill take the first left hand turning. Continue into the centre of the village and the property will be found on the left hand side just after the second left hand turning before and opposite the former Chapel.

## Viewings

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

## Council Tax Band

C




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