Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

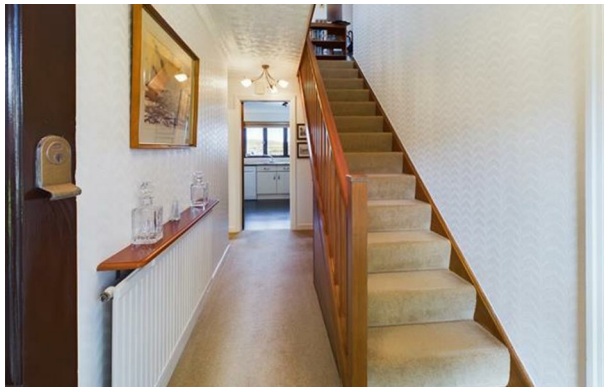
Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







No 1 Primrose Hill Mount Pleasant, Llangunnor, Carmarthen, SA31 2LD

Offers In The Region Of £325,000

- MODERN DETACHED HOUSE.
- GAS C/H. DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL SHOP.
- WALKING DISTANCE 'MORRISONS' SUPERMARKET.
- EASE OF ACCESS TO A40 AND A48 TRUNK ROADS.
- ON SMALL CUL-DE-SAC.
- VERY WELL PRESENTED ACCOMMODATION.
- 1 MILE CARMARTHEN TOWN CENTRE.
- WALKING DISTANCE THE BUSINESSES AND SHOPS ON 'PENSARN'.
- 4 BEDROOMS. CONSERVATORY. 2 WC's.
- VIEWS TO REAR OVER CARMARTHEN TOWN AND BEYOND.
- WALKING DISTANCE LLANGUNNOR PRIMARY SCHOOL (HALF MILE BY CAR).
- 1.7 MILES DYFED/POWYS POLICE HEADQUARTERS.

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

sales@geraldvaughan.co.uk

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A most conveniently situated very well presented traditionally built (1990/91) 4 BEDROOMED DETACHED FAMILY RESIDENCE having an attractive part brick facade situated at the beginning of a small cul-de-sac off 'Babell Hill' just off a regular bus route within walking distance of the local shop (Brynmeurig Stores), is within walking distance via the footpath through 'Tregynwr' to Llangunnor Primary School on 'Penymorfa Lane' (half mile by car), is within walking distance of 'Morrisons' Supermarket and the businesses and shops at Pensarn, is within 0.75 of a mile of Carmarthen Railway Station, is within 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen and is located within 1.7 miles of Dyfed Powys Police Headquarters. The property enjoying ease of access to the A40, A48 trunk roads and 'Glangwili' General Hospital that is 2.5 miles distant.

4 1 1

Council Tax Band: E





CANOPIED/PILLARED ENTRANCE PORCH
with opaque glazed 'Portcullis' entrance door with a double glazed side screen to

RECEPTION HALL
13'11" x 5'10" overall
with understairs storage area. Radiator. Telephone point. 1 Power point. Staircase to first floor.

THROUGH LOUNGE/DINING ROOM
24'5" x 11'4"
overall slightly 'L' shaped with 2 radiators. 6 Power points. Feature fireplace incorporating a coal effect gas fire on solid marble hearth. Double glazed window to fore. TV point. Sliding double glazed patio door to

PVCu DOUBLE GLAZED CONSERVATORY
10'5" x 9'7" overall
with 4 power points. 2 Uplighter wall light fittings. PVCu double glazed double French doors to and overlooking the paved patio and from which a view is enjoyed.

FITTED KITCHEN/DINING ROOM
16'10" x 10'0"
with slate effect 'Amtico' vinyl tiled floor. Radiator. 11 Power points plus fused point. Part tiled walls. Double glazed window overlooking the patio that enjoys a view towards Carmarthen towards 'Penlan Ystrad' beyond. Plumbing for washing machine and dishwasher. Range of fitted base and eye level kitchen units incorporating a sink unit, cooker hood and glazed display unit. Part double glazed door to rear. Doors to the Hall and Lounge/Dining room.

INNER HALL
with C/h thermostat control. Doors to the integral garage and

SEPARATE WC
with extractor fan. Fully tiled walls. Tile effect vinyl floor covering. 2 Piece suite in white comprising wash hand basin and WC.

FIRST FLOOR -
8' 1" (2.46m) ceiling heights

LANDING
with access to partly boarded attic space via a retractable loft ladder. Double glazed window to fore. Shelved alcove.

BUILT-IN AIRING/LINEN CUPBOARD
with slatted shelving. Radiator.

REAR BEDROOM 1
11'8" x 9'1"
with 4 power points. Radiator. Double glazed window with a view over the lower Towy Valley, Carmarthen town towards 'UWTSD' and towards 'Glangwili' Hospital and beyond.

FAMILY BATHROOM
7'11" x 7'1"
with vinyl tile effect flooring. Fully tiled walls. Opaque double glazed window. Extractor fan. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed-in shower over and shower screen.

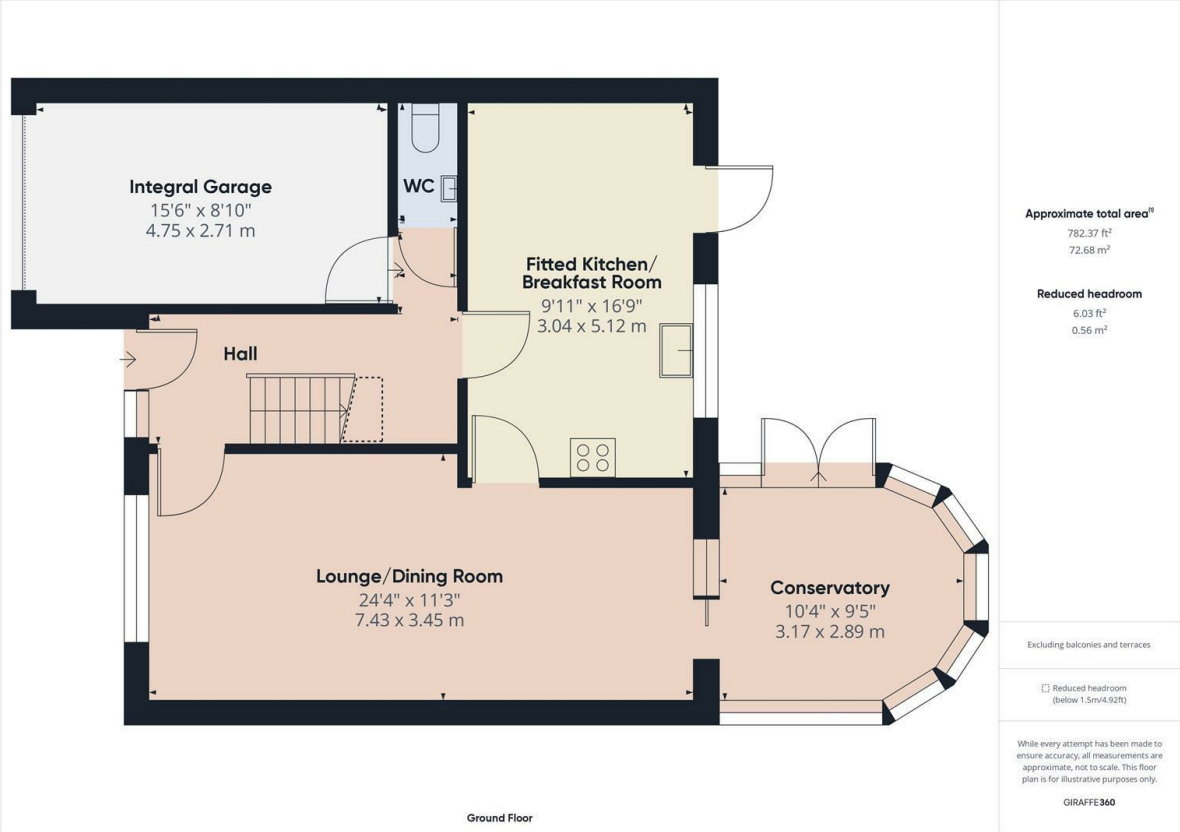
REAR BEDROOM 2
10'4" x 9'1" plus
fitted floor to ceiling wardrobes to recess. Telephone point. Fitted desk unit and storage cupboards. 4 Power points. Radiator. Double glazed window with a view over the lower Towy Valley, Carmarthen town towards 'UWTSD' and towards 'Glangwili' Hospital and beyond.

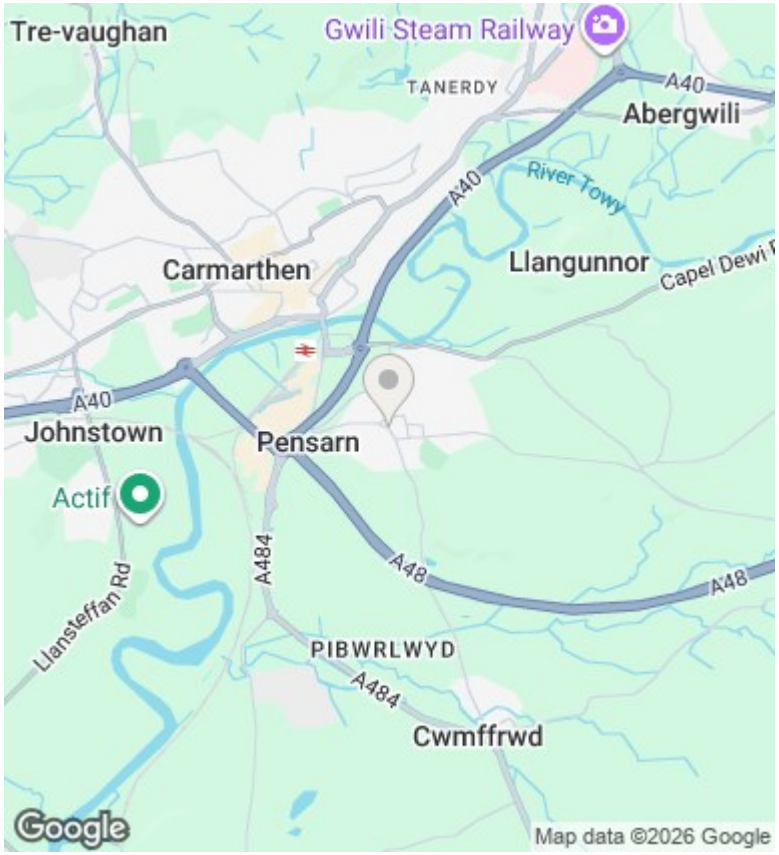
FRONT BEDROOM 3
11'8" x 9'1" into recess
suitable for the provision of fitted wardrobes. Radiator. Double glazed window. 4 Power points.

FRONT BEDROOM 4
12'4" x 11'5"
with radiator. Double glazed window. 4 Power points.

EXTERNALLY
Tarmacadamed entrance drive providing private car parking that leads to the garage. Pathways to either side. Rear walled paved patio with beyond a sloping enclosed lawned garden with ornamental trees/shrubs. Decoratively stoned area. OUTSIDE LIGHT and WATER TAP. From the rear garden views are enjoyed over Carmarthen town and beyond. GARDEN STORE SHED

INTEGRAL GARAGE
15'8" x 8'11"
with up-and-over garage door. 2 Power points. Wall mounted gas fired central heating boiler (2018).





Directions

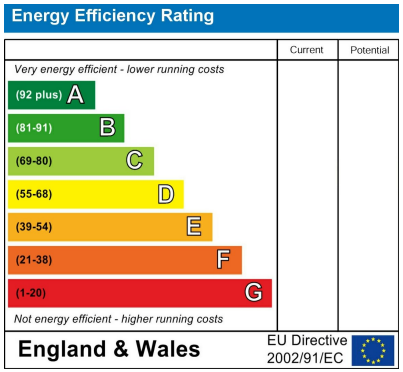
From the town centre travel over Towy bridge and straight across the roundabout passing 'ATS' and The Royal Mail Sorting Office. Continue under 'Pont Pensarn' and up 'Babell Hill' and as you reach the top of 'Babell Hill' turn first left into 'Primrose Hill' opposite the right hand turning for 'Brithdir' and the property is the third on the left hand side.

Viewings

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

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E



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