

*Easily Maintained Bungalow on the edge of Carmarthen Town. Lovely Enclosed Patio Garden & Good Sized Parking Area & Integral Garage. Spacious & Roomy with Viewing Recommended.*



2 Is Y Bryn, Trevaughan, Carmarthen. SA31 3QT.

£375,000

R/4422/NT

\*\*\* Situated in the sought after area of Trevaughan on the edge of Carmarthen Town. A lovely and well presented bungalow deceptively large with three double bedrooms with the master en suite. South facing well kept gardens set in a quiet cul-de-sac with garage and large parking area. \*\*\*

\*\*\* The property features a generous sized plot, with ample parking to front and side. Low maintenance well-kept landscaped level gardens with lovely spacious patio area, the perfect space to enjoy the afternoon sun. \*\*\*

\*\*\* A lovely homely presentation awaits with light and roomy accommodation. Easy light gas fire to the living room for the cozy nights in. Oil fired Redfyre Cooking Range to kitchen and solid Oak internal doors throughout with double glazing. Main Bedroom with en suite separate utility area, integral garage the property is one that must be viewed. \*\*\*

\*\*\* Trevaughan is set just a stone's throw away from Carmarthen town and offers good easy access to Ceredigion coastline. \*\*\*



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## Location

Trevaughan is a small rural village on the edge of Carmarthen Town. Town offers excellent facilities with National and traditional retailers, Lyric Theater and cinema, Market, junior and secondary schools, leisure centre, University, Glangwili hospital, County council offices, Dyfed Powys Police Headquarters, S4C TV Egin Offices and lovely eateries within the town area. Bus and mainline train station connecting to London Paddington. Traveling north with the lovely Ceredigion Coastline being 30 miles approx.

## Hallway

Double glazed entrance door to front, tiled floor, radiator, opaque window to side of the main door, door to;

## Living Room

6.22m x 3.48m (20' 5" x 11' 5")

Flame effect fire ( Bottle Gas) with brick surround and wood mantle over in tiled hearth, double aspect to front and side, satellite and TV point, 2 radiators, door to dining room.



## Kitchen

4.1m x 3.66m (13' 5" x 12' 0")

Fitted with a range of base units with worktop over and matching wall units including display cabinets with drawers and cupboard having bun handles, electric free standing cooker with an extractor fan over, 1 1/2 bowl stainless steel sink unit with single drainer, Hotpoint dishwasher, space for slimline fridge/freezer, TV point, Redfyre cooking range with oven and 2 hotplates with covers and which also does the hot water, door to;



### Dining Room

3.68m x 3.15m (12' 1" x 10' 4")

Radiator, TV point, door to living room, patio doors to conservatory.



### Rear Hallway

Storage cupboard, radiator, door to;

### Cloakroom

Wash hand basin, WC, radiator.

### Conservatory

4.88m x 2.49m (16' 0" x 8' 2")

Tiled floor, double aspect, dwarf walls with shelves, rear door.



### Utility

3.66m x 1.75m (12' 0" x 5' 9")

Stainless steel sink unit with single drainer, plumbing for washing machine and tumble dryer and worktop over, side entrance doorway, window to side, eye level storage cupboards, radiator.



### Inner Hallway

Wardrobe cupboard, Sun light pipe, 2 x power points, airing cupboard with radiator, loft access, doors to;

### Bathroom

3.58m x 2.36m (11' 9" x 7' 9")

Panel bath with mixer tap and shower attachment, WC, vanity wash hand basin with storage cupboards below, opaque double glazed window to side, wall mounted electric heater, radiator, tiled floor, tiled walls.



### Bedroom

4.11m x 2.51m (13' 6" x 8' 3")

Double glazed window to side, radiator, TV point.



### Bedroom

3.6m x 3.1m (11' 10" x 10' 2")

Double glazed window to side, radiator, TV point.



### En Suite

Shower cubicle with mains power shower, vanity wash hand basin, WC, marble wall and cushion floor tiles, radiator, opaque double glazed window to side.



### Master Bedroom

4.5m x 2.97m (14' 9" x 9' 9")

Fitted with a range of wardrobes to one wall, TV with integral TV point, radiator, double glazed window to rear, telephone point.



### Externally

Garage - 19'3 x 12' with electric remote up and over door, Oil boiler servicing the domestic hot water system and heating. There is front gravelled low maintenance parking area and tarmacadam area to the immediate front of the property. Side gated pathways for pedestrian access leads to the rear enclosed garden with large low maintenance patio area, landscaped including Folly and raised kitchen garden beds to grow vegetables and an abundance of scattered shrubs and flowers which brings the sea of colour to the spring/summer and autumn months. South facing with outside lights and water tap. P.P.Gas point





## Tenure

We are informed by the vendor that the property is freehold.

## Services

Mains water, electric and drains with oil central heating system.

## Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - E

## Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.


### Directions

Directions : From the office in Lammas Street turn right into Water Street. At the traffic lights carry straight on. Passing the fire station and on through Trevaughan village passing Tractor sales of Davies Implements carry on for 30 yards and turn right into Is Y Bryn and the property will be found the first on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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