

*A lovely family home in a popular rural village. 3 Reception rooms and conservatory, character property of an original Potton design. Beams, woodburner and exposed brick walls. Garage & Parking.*



1 Clos Y Deri, Nantgaredig, Carmarthen. SA32 7LF.

£500,000

R/4214/NT

\*\*\* Originally a Potton design the property offers eloquent living with character presentation including beams, exposed red brick walls. \*\*\* Wood burner to the main living room with double doors to rear conservatory looking out onto the garden and patio area. \*\*\* Kitchen with breakfast bar and a separate dining area. \*\*\* Double glazing and oil central heating \*\*\* Garage and block paved parking area. \*\*\* The lawned garden surrounds the property and a peaceful location in a cul de sac of only 6 properties in the center of this great rural village community in Nantgaredig. \*\*\*

A convenient location in the popular village location of Nantgaredig, 6 miles from Carmarthen, Llandeilo 10 miles, Porthyrhyd A48 dual carriageway connection is 5 miles.



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## Agents Comments

A lovely Potten design family home in the sought after village of Nantgaredig. Living room with woodburner for the cozy nights in front of the fire with double patio doors through to the conservatory looking out on the garden and patio area. Feature beams and exposed red brick walls add to the lovely family feeling the property brings. Lovely garden and block paved drive and large garage. Oil central heating and double glazing with the Master Bedroom having an en suite. A homely property with viewing recommended.

The property is situated in the popular rural village on Nantgaredig, popular junior school, Doctors surgery, public house and rugby club. The county and market town of Carmarthen is 6 miles approx. with traditional and national retailers, market, Lyric cinema/ Theater, cinema, eateries, bus and rail station. The quaint town of Llandeilo is 10 miles approx. with lovely Gin bars and eateries with great shops etc. Porthyrhyd is 6 miles with Botanic Gardens of Wales and A48 dual carriageway connecting to the M4 which is a further 7 miles.

Situated in the beautiful Towy Valley well known for its Salmon, sewin and trout fishing on the river and Cothi River. Aberglasney Gardens, castles and not being far from the coast and Banau Brecheiniog (Brecon Beacons). Great wildlife and Red Kites seen flying above frequently.

## Front Hallway

Staircase, radiator and doors off to



## Lounge

14' 7" x 11' 6" / 14'7(4.45m x 3.51m).

Woodburner inset to red brick surround fireplace. Radiator, window to front and double doors through to



## Sun Room

14' 0" x 12' 9" (4.27m x 3.89m)

Double doors out onto the patio and garden area.



## Dining Room

14' 7" x 10' 6" (4.45m x 3.20m)

Double Glazed window to front and radiator. Suitable to be knocked through to form a kitchen/ dining open plan area.



### Kitchen/ Breakfast Room

11' 8" x 11' 5" (3.56m x 3.48m)

Range of base units with worktops over and matching wall units including display cabinets & plate rack. Stainless steel sink unit. Breakfast bar. Electric oven and 4 ring hob with extractor fan over. Double aspect to side and front. Side entrance door. Tiled floor and feature beams.



### Study

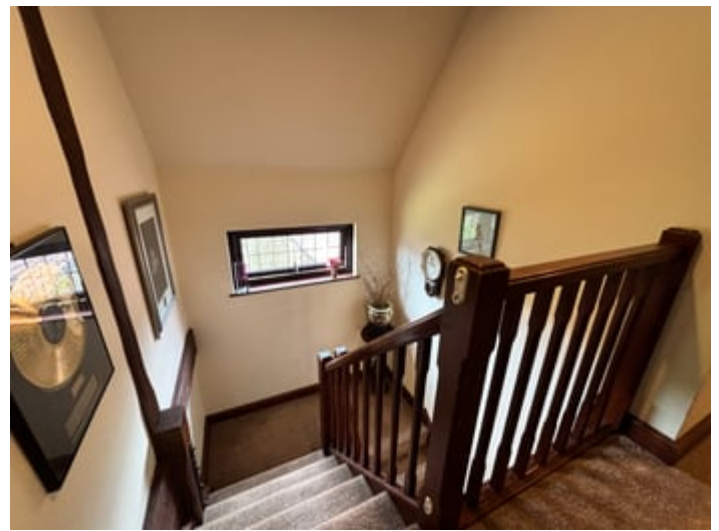
7' 6" x 6' 10" (2.29m x 2.08m)

Double Glazed window to front.



### Landing

Doors to



### Master Bedroom

12' 3" x 11' 6" (3.73m x 3.51m)

Window to front, fitted wardrobe and radiator. Beams.



### En Suite

Shower cubicle, vanity wash hand basin, wc, storage cupboards. Window to rear.



### Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m)



### Bedroom 3

9' 0" x 9' 0" (2.74m x 2.74m)



### Bedroom 4

10' 5" x 6' 10" (3.17m x 2.08m)



### Family Bathroom

7' 5" x 7' 1" (2.26m x 2.16m)

Roll top bath, WC, wash hand basin inset to vanity unit and Bidet. Velux window to rear.



### Garage

19' 6" x 21' 5" (5.94m x 6.53m) Up and over door and side pedestrian access.

### Externally

Block paved drive/ parking area. Wrap around lawned garden area with scattered shrubs and flowers.



### **Tenure & Services**

We are informed by the vendor that the property is freehold. Mains water, electric and drains with oil central heating system.

### **Council Tax**

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - 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/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

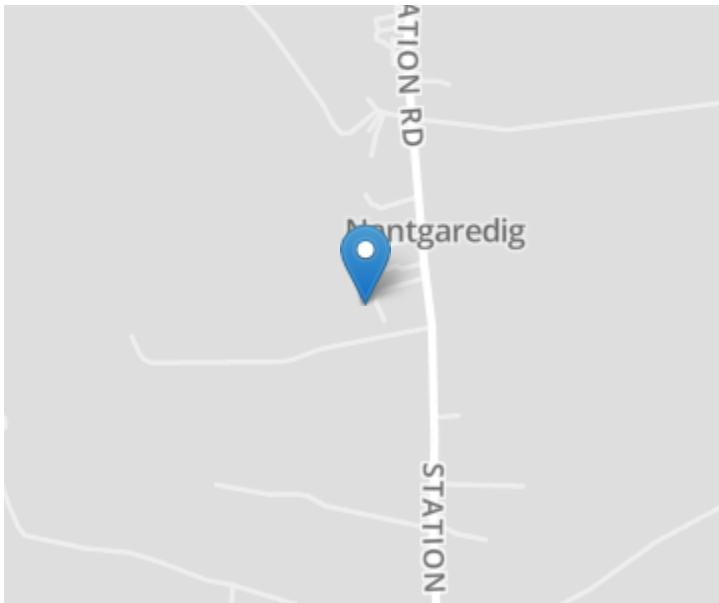
### Directions

From Carmarthen take the A 40 east towards Llandeilo. Travel through Abergwili, Whitemill and on to Nantgaredig. At the square in the center turn right and carry on passing the school and doctors surgery. After a short distance turn right into the cul de sac Clos Y Deri and the property will be found the first on the left 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>                                   |                         | 80        |
| (69-80) <b>C</b>                                   | 67                      |           |
| (55-68) <b>D</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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