

New build property in popular rural village of Nantgaredig. Built to an excellent standard with elegance and open plan living in mind to enjoy the lovely surround of the picturesque Towy Valley.



Glanffynnon, Station Road, Nantgaredig, Carmarthen, Carmarthenshire.
SA32 7LQ.

£650,000

R/3989/NT

** A new build property built to an excellent standard ** The last of a 4 select development in a quiet cul-de-sac off the very popular Station Road, Nantgaredig area ** The property itself offers a superb open plan kitchen, dining and sitting area with bi-fold doors to the rear overlooking the garden ** 4 large double bedrooms, one being en-suite and a family bathroom ** Large landing area suitable as office or possible even as a 5th bedroom if required ** Ample parking area to the front of the property ** Detached garage with a potential office area above ** Built to an excellent standard now nearing completion ** The property offers an architect design certificate ** Oil central heating system and solar system which runs the hot water and gives some feedback tariff to the grid **

** Internal viewing is highly recommended to fully appreciate what the property has to offer **



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GENERAL

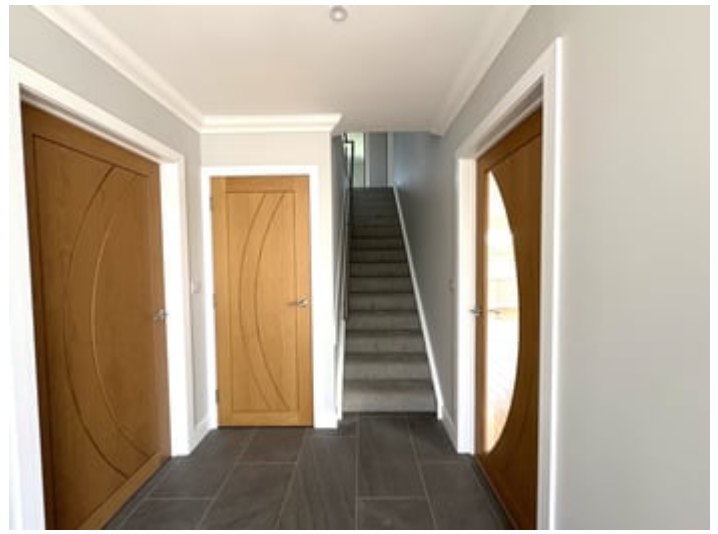
Situated in the popular rural village of Nantgaredig, the village offers a great community having junior school, public house, rugby club and doctors surgery. Is situated some 6 miles from the county and market town of Carmarthen which offers excellent traditional and national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available. The convenience of the village offers good access to the Botanic Gardens of Wales in Porthyrhyd and also dual carriageway connection is available which is 3 miles approximately. The quaint town of Llandeilo is 10 miles approximately offering good eateries, gin bars and boutique style shops and obviously being set within the picturesque Towy Valley well known for its fishing within the Towy and Cothi river and having natural wildlife where red kites can be seen flying above. A truly great location to be involved with a great village community.

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The accommodation comprises:

Hallway

7' 10" x 7' 3" (2.39m x 2.21m) and 6' 2" x 7' 10" (1.88m x 2.39m) with door to cloakroom, staircase, under-stairs store cupboard which houses the under-floor heating system.



Cloakroom

6' 8" x 3' 9" (2.03m x 1.14m) with WC, vanity wash hand basin, half tiled walls, opaque double glazed window to side.

Living Room

24' 2" x 13' 5" (7.37m x 4.09m) with triple aspect to front, side and rear, wooden flooring.





Kitchen

13' 5"/16'10" x 24' 0" (4.09m/5.13m x 7.32m) with a range of base units with worktops over, matching wall units, central island with wine rack, wine chiller, Everhot electric cooking range with oven and hotplate with extractor fan over, fitted dishwasher, 1½ bowl sink unit with single drainer, pull out drawers and shelves, fitted microwave, saucepan drawers etc.



Dining/Sitting Area

12' 10" x 14' 4" (3.91m x 4.37m) with bi-fold doors to side and window to rear, inset spotlights over, under staircase store cupboard.



Utility Room

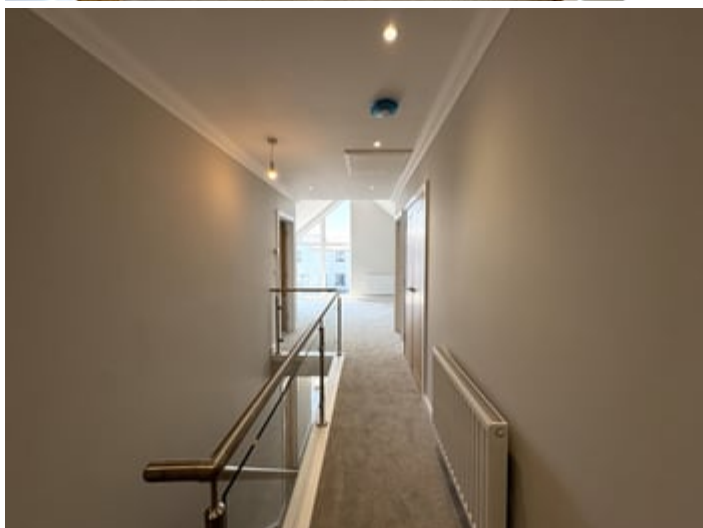
6' 2" x 6' 0" (1.88m x 1.83m) base units with worktops over, matching wall units, stainless steel sink unit, rear door, space for washing machine and plumbing.



FIRST FLOOR

Landing

With radiator, storage cupboard with pressure tank system, doors off to:



Bedroom 1

13' 6" x 12' 0" (4.11m x 3.66m) double glazed window to rear with views, radiator.



Bedroom 2

12' 3" x 14' 3" (3.73m x 4.34m) double glazed window to rear x 2, radiator x 2.



Bedroom 3

16' 5" x 13' 10" (5.00m x 4.22m) double glazed window to rear, radiator.



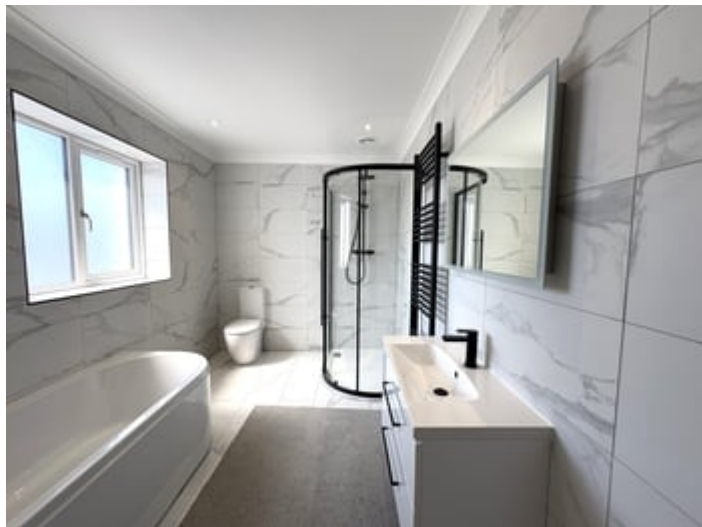
En-Suite

With shower cubicle, WC, vanity wash hand basin, tiled floor and walls.



Family Bathroom

10' 4" x 7' 4" (3.15m x 2.24m) panelled bath, shower cubicle, WC, vanity wash hand basin, tiled walls and floors, black finished towel radiator.



Front Landing/Study Area



12' 0" x 11' 0" (3.66m x 3.35m) window to front and side, radiator. Suitable as a bedroom subject to building regulations.

Bedroom 4

13' 6" x 12' 0" (4.11m x 3.66m) (max.) double glazed window to front, radiator.



TENURE AND POSSESSION

Freehold

COUNCIL TAX

TBC

Services

Mains water, electric and drainage. Oil central heating system. Solar system for hot water and feedback tariff to the grid.

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.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (87)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

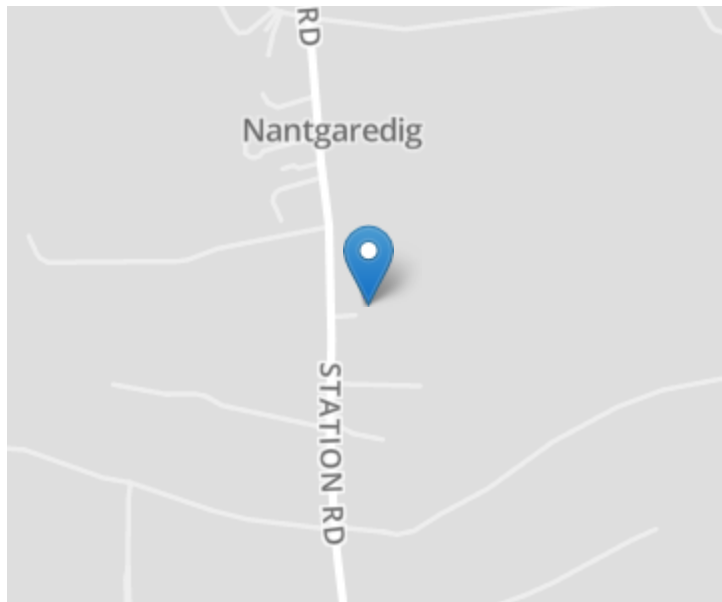
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions


From Carmarthen, take the A40 east signposted Llandeilo travelling through the villages of Abergwili and White Mill and continue on to Nantgaredig and at the square turn right. Continue on down through Station Road passing the school and the doctors surgery on the right hand side, continue on for approximately 200 yards and the property will be found on the left hand side in a cul-de-sac at the rear identified by the Morgan and Davies for sale board.

Viewing: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or carmarthen@morgananddavies.co.uk

All properties are available to view on our Website - www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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