

Lovely Family Residence In Popular Nantgaredig Village. Large Garden & Parking Area Superb Views Double Garage and Possible Annex. 3 Reception Rooms & 3 Bathrooms, 5 Bedrooms.



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

£650,000 Offers in Region of
R/4051/NT

NO ONWARD CHAIN. Spacious Family Residence in the popular picturesque Towy Valley Village of Nantgaredig. Good sized garden and parking with integral double garage. The property could be split easily to have an annex or kept as a 5 Double Bedroom property with 3 bathrooms, 3 reception rooms and sun room to rear. A superb spacious property ideal for the large family. Double glazing and oil central heating with some lovely features including large stained glass window in the Reception Hallway and galleried landing area, wooden floors and dado rail with large woodburner to the living room for the cozy nights in. Open plan kitchen area sun room off. Integral double garage with 2 roller electric doors, double entrance and ample parking. Solar panels with feed back tariff to the grid.

Nantgaredig is a thriving village with a great friendly community set in the heart of the Towy Valley. Close to the Towy and Cothi Rivers well known for the salmon and sea trout fishing. Lovely scenery and mountain top castles of Dryslwyn, Dynefwr and



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Location & Agents Opinion

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Nantgaredig is a thriving village with a great friendly community set in the heart of the Towy Valley. Close to the Towy and Cothi Rivers well known for the salmon and sea trout fishing. Lovely scenery and mountain top castles of Dryslwyn, Dynefwr and Picton Tower can be seen along with some great wildlife. The village itself has a popular junior school, public house, rugby club and doctors surgery. 6 miles from the county and market town of Carmarthen a great shopping center with both traditional & national retailers, schools, leisure center and cinema. Lovely eateries with an excellent range of cuisine. The lovely and popular town of Llandeilo is 10 miles with quaint shops, gin bars and eateries. The National Botanic Gardens of Wales and Aberglasney Gardens are a short distance from the property. M4 at Pont Abraham is 12 miles approx.

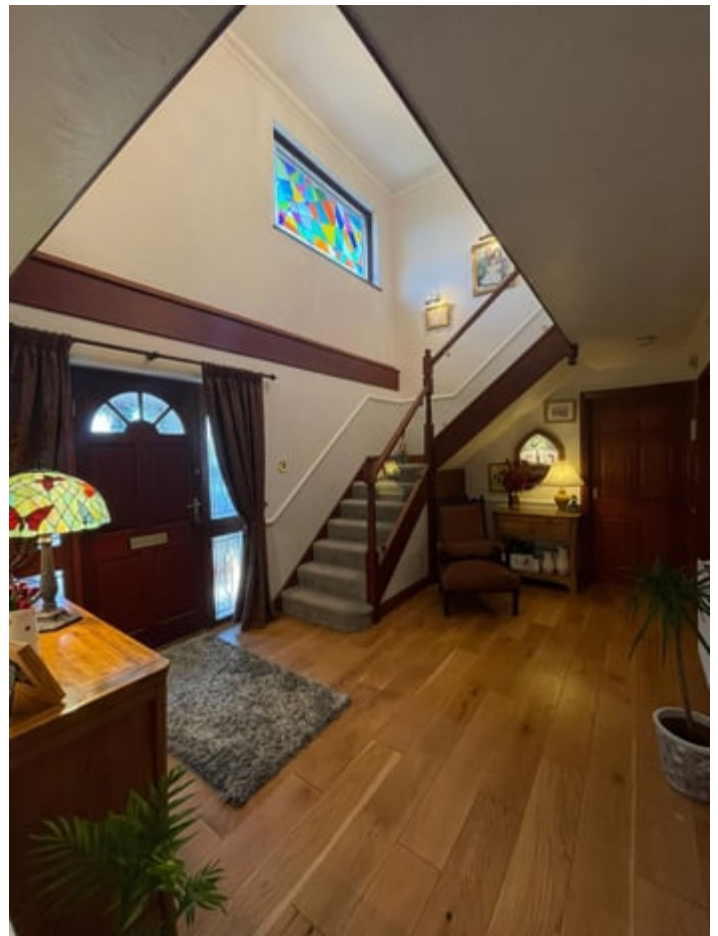
Porch

Tiled Floor. Space for boots and coats. Flanked each side externally by a brick pillared entrance feature.

Reception hallway

14' 10" x 10' 0" (4.52m x 3.05m)

Wood floor, dado rail, staircase and doors to :



Sitting/Dining Room

15' 3" x 10' 2" (4.65m x 3.10m) . Double glazed window to front. Radiator.



Kitchen/ Breakfast Room

22' 6" x 12' 7" (6.86m x 3.84m) . Range of base units with worktops over and matching wall units with display cabinets. Stainless steel sink unit with single drainer mixer tap attachment. Fitted dish washer, CAPLE cooking range with oven and grill with 6 burner (Bottle gas) hob and extractor fan over. Tiled floor, double glazed window to rear and radiator.



Utility

11' 5" x 8' 6" (3.48m x 2.59m). Range of base units with worktops over, stainless steel sink unit single drainer. Double glazed window to rear, Worcester oil boiler runs the central heating and water system. Radiator.

Rear Hallway

Second staircase, Radiator, coat hanging area and rear door.

Loft Room

11' 8" x 19' 8" (3.56m x 5.99m)

Over garage, two Dormer windows too front and radiator.

Sun room/ Conservatory

14' 0" x 10' 7" (4.27m x 3.23m)

Tiled Roof, triple aspect to rear overlooking garden and patio, French doors to rear.



Living Room

23' 5" x 13' 2" (7.14m x 4.01m) Bay window to front and window to rear. Woodburner with seating area surround brick feature finish with dwarf wall seating area 7'2 x 6'2



Sitting Room

12' 6" x 9' 5" (3.81m x 2.87m) Double glazed window to rear and radiator. Wood style flooring.



Downstairs Bathroom

6' 5" x 6' 6" (1.96m x 1.98m)



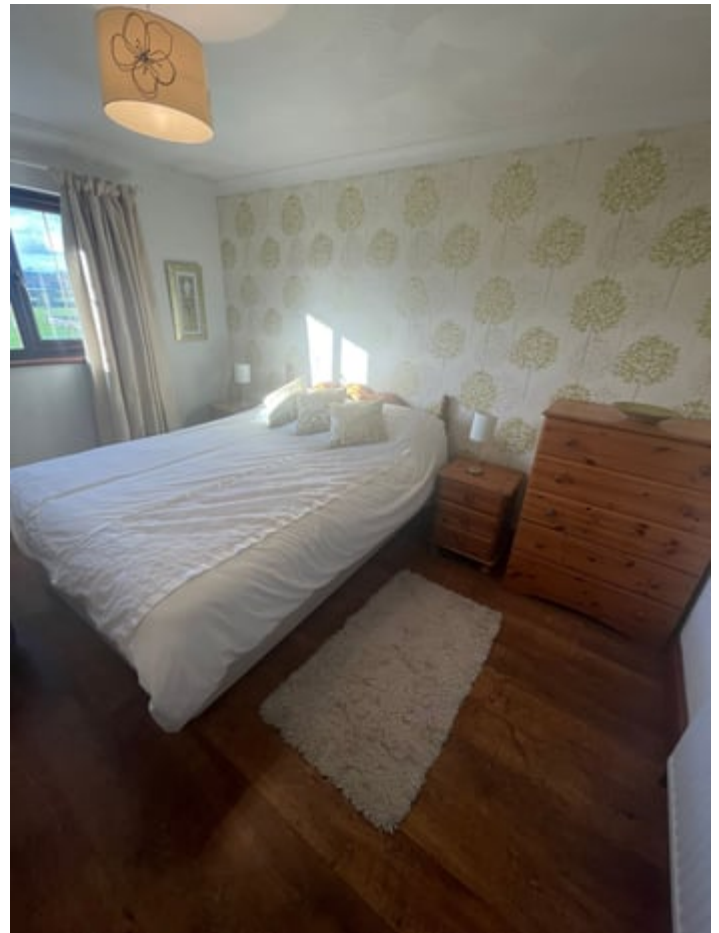
Galleried Landing

Stained Glass window to front. Radiator and doors to :



Bedroom

10' 3" x 12' 6" (3.12m x 3.81m) Wood style flooring, double glazed window to front and radiator.



Bedroom

14' 4" x 10' 9" (4.37m x 3.28m) . Wash Hand Basin, double glazed window to rear and radiator

Bedroom

10' 9" x 8' 4" (3.28m x 2.54m) Wood style flooring, double glazed window to rear and radiator.

Inner Landing

Double door to airing cupboard and doors to.

Main bathroom

7' 2" x 9' 5" (2.18m x 2.87m) Corner Jacuzzi Bath, shower cubicle, WC, pedestal wash hand basin, radiator, wall tiles and opaque window to rear.

Bedroom

10' 6"/13' x 10' 10" (3.20m x 3.30m) Double glazed window to rear, radiator and 4 mirrored front sliding door to wardrobe.

Master Bedroom

13' 0" x 12' 7" (3.96m x 3.84m) Bay double glazed window to front with views and radiator.



Ensuite

8' 3" x 6' 5" (2.51m x 1.96m) Roll top bath free standing with waterfall freestanding mixer tap attachment, pedestal wash hand basin, WC, chrome towel radiator. Opaque double glazed window to front and tiled walls.



Garage

19' 5" x 19' 5" (5.92m x 5.92m) Two roller electric doors. Window to side.

Externally

Double pillared entrance to a tarmac parking and turning area. Front central lawned garden and side entrance to rear garden area which includes 2 patio areas and lawned garden. Glasshouse and garden shed.



Carmarthenshire County Council. Council Tax Band for the property - G

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.



Solar Panels

There are solar panels to the roof area of the property. We are informed by the vendor that they generate an income of approximately £1,500 per annum (Not Verified).

Tenure and Services.

Freehold with vacant possession on completion. Mains water, electric and drains. Oil central heating system. Solar panels see above.

COUNCIL TAX

The property is listed under the Local Authority of


Directions

From Carmarthen take the A 40 east towards Llandeilo. Travel through Abergwili, Whitemill and onto Nantgaredig and in the centre turn right into Station Road. Carry on down pass the school and on for 200 yards and the property will be found on the left hand side just after the Railway Public House and just before the turning on the right for the rugby club.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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