

Beautiful Country Cottage. Far Reaching Views, Garden Area, Parking & Lovely Character Features. Vaulted Ceiling, Woodburner. Rural But Only 9 Miles from Carmarthen Town.



The Cottage, Nantgaredig, Carmarthen. SA32 7PG.

£300,000

R/4924/NT

Character country property with some superb views. Vaulted ceiling and woodburner for the cosy nights in. Lovely wooden floor with a good sized cottage garden with colour and country silence. Part of a courtyard development the property offers good sized light and roomy accommodation with large windows leaving in natural light, impressive living room with vaulted ceiling, lovely wooden floor and matching staircases leading off to bedrooms etc. A rural location is enjoyed with very little night light pollution where you can watch the Red kites fly above. 2 miles from the main A 40 Carmarthen to Llandeilo Road.



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Location.

A rural location with far reaching views to the front. 2.5 miles from the main A 40 at Pontargothi which runs from Carmarthen (10 Miles) to Llandeilo (11 Miles approx) . Carmarthen offers excellent shopping facilities with national & traditional retailers, schools, local authority offices, S4C / Egin offices, University, Glangwili Hospital, Dyfed Powys Police headquarters, Bus and Mainline rail stations. Llandeilo has similar facilities with lovely eateries and boutiques and Gin bars. Situated just off the Towy and Cothi Valleys with meandering rivers through the valleys and castles looking down off the hillsides . A superb location for the cool mix of country living and not too far from the town.

Reception Porch

Night storage heater. Window to front. Entrance door and door to.



Living Room

7.9m x 4.5m (25' 11" x 14' 9")

Wood burner on a slate hearth with brick surrounding and matching chimney breast. Vaulted ceiling. 2 x night storage heater. Velux Window to front and rear. Arrow slit window to front. 3 x staircases with recess storage area. Loft access and double doors to





Dining Room

3.48m x 2.54m (11' 5" x 8' 4")

Patio doors to rear with side glazed panels.

Night storage heater. Vaulted ceiling.



Kitchen

3.17m x 3.1m (10' 5" x 10' 2")

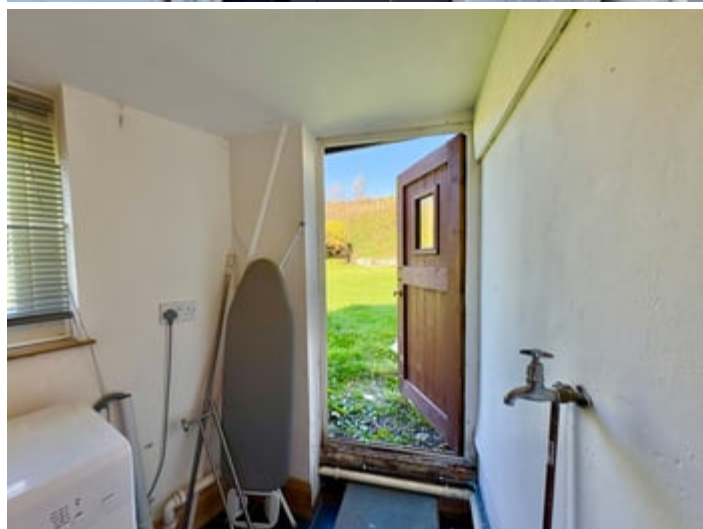
Base units with worktops over and matching wall unit. Stainless steel sink unit with single drainer. Plumbing for washing machine. Space for cooker. Window to rear. Pt exposed brick wall.



Utility

2.6m x 1.7m (8' 6" x 5' 7")

Window to rear. Rear door. Pedestal wash hand basin. WC. Plumbing for washing machine. Tiled floor.



Bedroom

3.17m x 2.43m (10' 5" x 8' 0")

Double aspect to front and rear.





Half Landing

Doors to

Bedroom

4.5m x 2.9m (14' 9" x 9' 6")

Triple aspect to side, front and rear.

Bedroom

2.7m x 4.42m (8' 10" x 14' 6")

Double aspect to front and side. Electric wall heater.

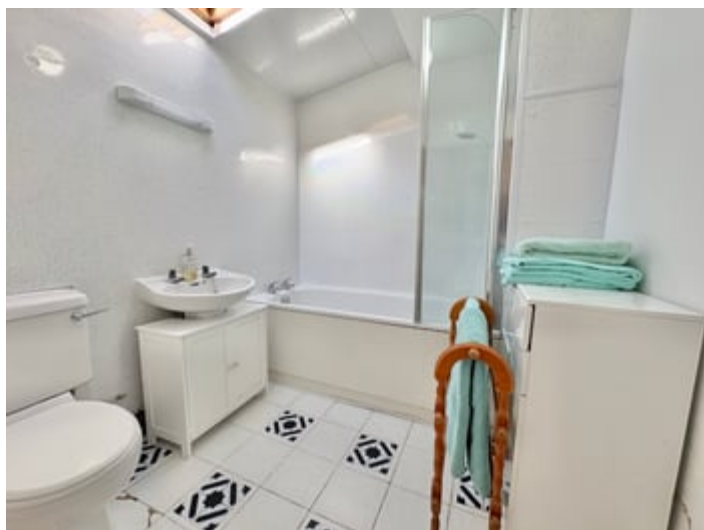




Bathroom

2.02m x 2.32m (6' 8" x 7' 7")

Panelled bath with side screen and shower over.
Wash hand basin, WC, Velux window to rear.
Tiled floor.



Externally

Front parking spot with side access to rear lawned garden. Well stocked with shrubs and flowers.





Services

We have been informed by the current vendor that the property benefits from private water, mains electric, private drainage and electric central heating.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (40)

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

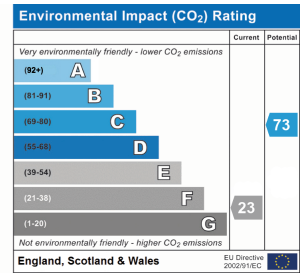
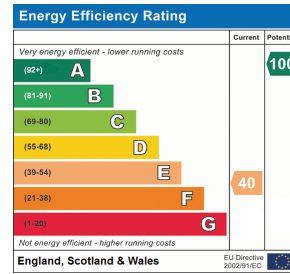
The existence of any public or private right of way? No



Directions

Directions : From Carmarthen travel towards Llandeilo on the A 40. Travel through Abergwili, Whitemill, Nantgaredig and on entering Pont Ar Gothi having passed the village hall turn left opposite the showground entrance and before the bridge. Carry on this road not turning off, pass the chapel round a sharp right hand bend and carry on passing Penygraig farm and at the brow of the hill the property will be found on the left hand side.

What3words location ///files.nerd.sapping



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

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