

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

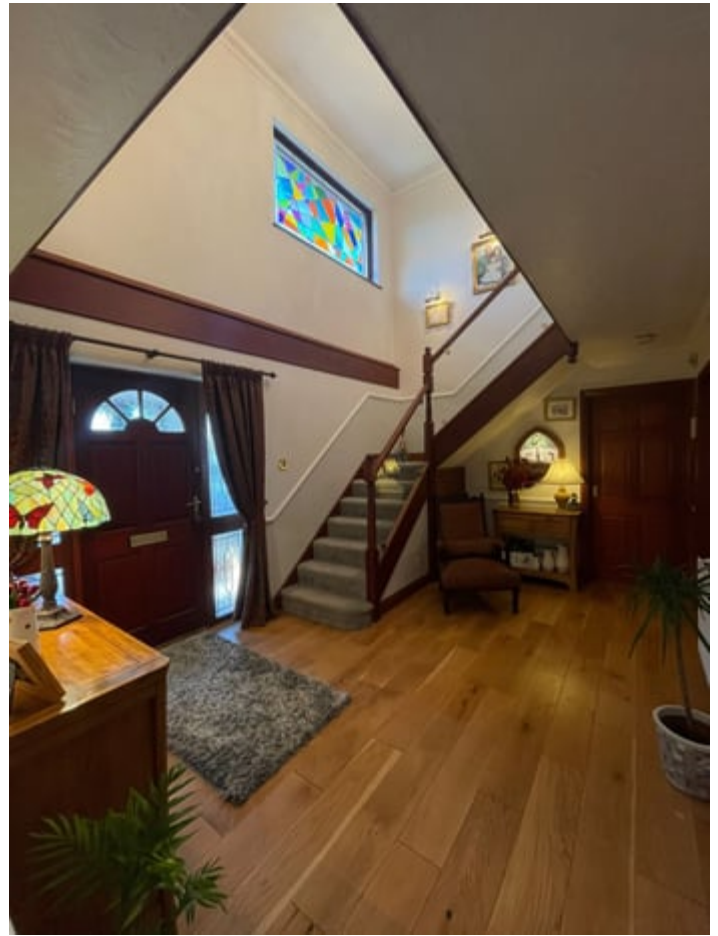
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Nantgaredig is a thriving village with a great friendly community set in the heart of the Towy Valley. Close to the Towy and Cothi Rivers well known for the salmon and sea trout fishing. Lovely scenery and mountain top castles of Dryslwyn, Dynefwr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



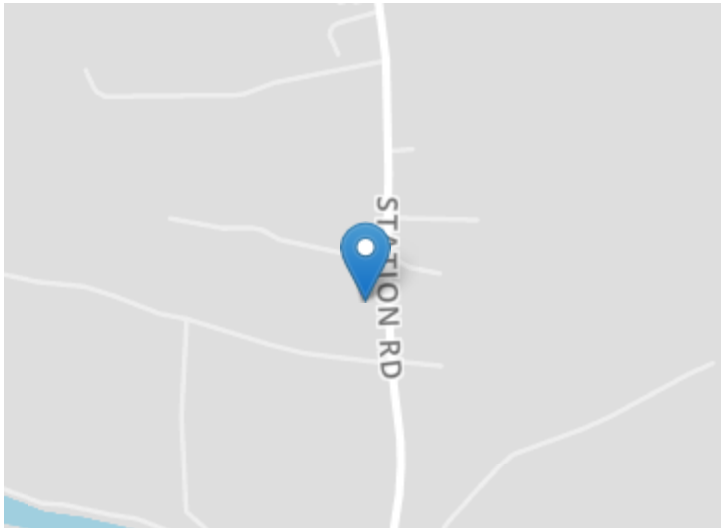
Directions

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' .

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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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