

*Period Property Tastefully Modernised and Cared For Dwelling in the Picturesque Towy Valley Village of Llanegwad. Bay Windows, Oak Slatted Doors, Double Sided Woodburner, AGA Cooking Range. Colourful Garden and Parking Area.*



**Y Plas, Llanegwad, Nantgaredig, Carmarthenshire. SA32 7NJ.**

**£425,000**

**R/4781/NT**

Superb character and period house with many features including heavy oak slatted doors with cast latches, Bay windows to enjoy the countryside views, Wood burner for the cozy nights in. The property has been tastefully cared for and offers amazing interior design and finishes. Large windows and velux overhead openings throw in natural light to the property. Originally a Coaching Inn the property is a commanding feature within the historical village. Colourful garden area to front being enclosed and parking area finishes the property off well. Situated in the heart of the rural village of Llanegwad in the picturesque Towy Valley just off the main A 40 between Carmarthen and Llandeilo famed for the meandering salmon fishing river and the various castles that look over the valley.



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## Location

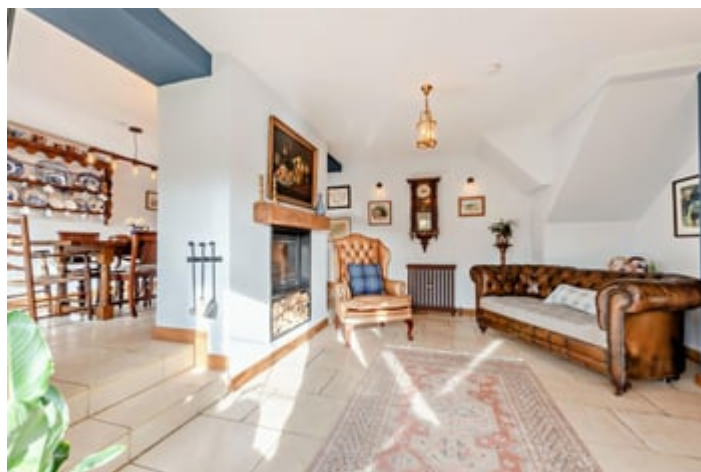
Llanegwad is a picture postcard village set within the Towy Valley. The river glides down through the valley and is well known for its Salmon, sewin and sea trout fishing. The county town of Carmarthen is 8 miles with traditional and national retailers, schools, leisure facilities, Lyric Theatre and cinema. Police headquarters, council offices and Glangwili Hospital. The quaint town of Llandeilo is 9 miles with Boutiques, shops, gin bars and lovely eateries. Porthyrhyd is 6.5 miles giving A 48 dual carriageway connection to the M4. Also the home of the Botanic Gardens of Wales. Aberglasney gardens are 5 miles approx.

The area is a well known tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National Botanical Gardens at Llanarthney are all within easy reach. Brecon Beacons National Park is 10 minutes away.

## Sitting Room

4.3/3.2m x 4.22m (14' 1" x 13' 10")

Bay window to front, Fireplace with multi fuel fire inset with mantle and hearth. Tiled floor, staircase and door to



## Shower Room

3.2m x 1.5m (10' 6" x 4' 11")

Shower cubicle 1.4 m wide, WC and vanity wash hand basin. Radiator, opaque double glazed window to side, localised wall tiles and tiled floor.







## Living Room

3.27m x 5.3/4.17m (10' 9" x 17' 5")

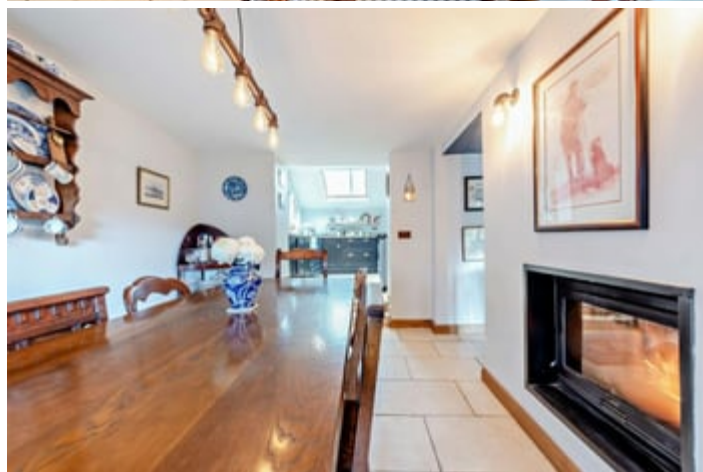
Woodburner double fronted serving the dining room too. Bay window to front. Tiled floor and radiator. Opening to



## Dining Room

2.55m x 4.47m (8' 4" x 14' 8")

Double glazed window to front. Double sided wood burner and tiled floor.



## Kitchen

2.65m x 3.68m (8' 8" x 12' 1")

Range of base units with granite worktops over. Belfast ceramic sink unit. Aga electric cooking range with double oven and 2 hot plates over. Wine chiller. Slimline dish washer. Tiled floor. Window to side and velux window to rear. Stable door to







## Rear Hallway

4.9m x 1.36m (16' 1" x 4' 6")

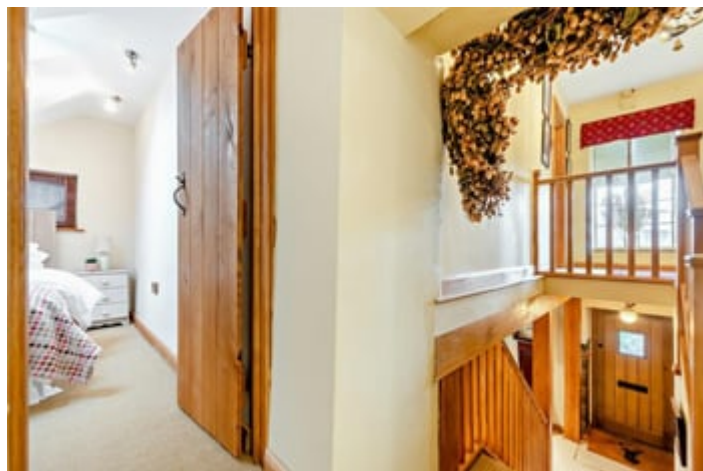
Coat hanging area, rear entrance door & door to.

## Utility

4.51m x 1.68m (14' 10" x 5' 6")

Stainless steel sing unit with base unit. Plumbing and space for washing machine. Understairs store cupboard.

## Half Landing



## Front Landing.

Doors to



## Bedroom 1

3.19m x 4.3/ 5.4m (10' 6" x 14' 1")

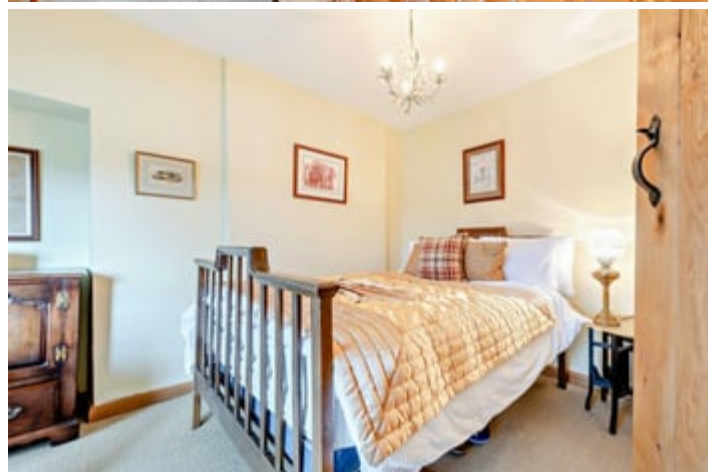
Bay Window to front. Radiator.



## Bedroom 2

2.9m x 3.4m (9' 6" x 11' 2")

Bay Window to front. Radiator.



## Side Landing

Leading to

## Bedroom 3

2.8m x 4.55m (9' 2" x 14' 11")

Double Glazed Window to front. Radiator. Loft Access



## Rear Landing

Doors to

## Bedroom 4

3.12m x 1.6m (10' 3" x 5' 3")

Double Glazed Window to side.



## Family Bathroom

3.4m x 1.7m (11' 2" x 5' 7")

Roll top bath with side screen and shower over. WC. Pedestal wash hand basin, radiator with towel bar, Localised wall tiles, opaque double glazed window to rear, velux window to rear.





## Externally

Parking area to the front of the property with gated pedestrian access to the side of the property. Low maintenance golden pea gravelled area to the side opening out to the front garden area laid to lawn with colourful shrubbed and flowered borders. Oil boiler to the rear of the property which runs the hot water and central heating system.



## Tenure

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

## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil 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: F.

## 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

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (31)

**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

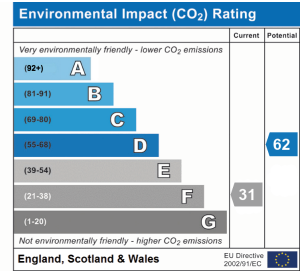
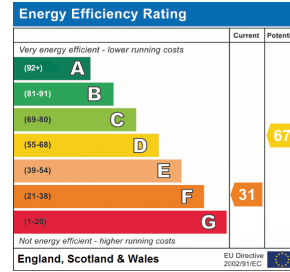
### Construction Type

Traditional



## Directions

Directions : From Carmarthen take the A 40 east towards Llandeilo. Travel through Abergwili, Whitemill, Nantgaredig and Cothi Bridge. After a mile turn right to Llanegwad. Carry onto the village go around the left bend and after a short distance the property will be found on the right hand side.



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

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