

Heart of the Village Location. A rating EPC property with low running costs, Light and roomy accommodation, built to a high specification by local reputable builder. Viewing Highly



Ger Yr Ysgol, Felingwm, Carmarthen. SA32 7PR.

£425,000

R/4484/NT

New Build A Rating EPC, the property has been built to an excellent standard by a local reputable builder. Large picture windows some with countryside views. Under floor heating, two good sized reception rooms, one of which could easily be adapted for a downstairs bedroom. A large Kitchen with all the integrated appliances with Island/Breakfast bar and area for sitting or a formal dining area. Separate utility and cloak room, underfloor pump cupboard and a bespoke staircase with safety glass ensures light passes through to all areas of the property. 4 Double bedrooms with 2 en suite and dressing room, finishing off with a family bathroom. Tarmacadam drive and parking area. This lovely family home must be seen to be fully appreciated.

Rural village location with reputable country public house. 3 miles from Nantgaredig, 9 miles to Carmarthen and Llandeilo 12 miles. Situated within beautiful countryside in the Picturesque Cothi Valley just off the Towy Valley, both rivers well known for the salmon, sewin and trout fishing.



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Location

The area of the Cothi & Towy Valley are renowned for the natural wildlife in the areas. Where Red Kites are seen floating above with the superb fishing with the rivers that flow through the valleys to the sea at Carmarthen Bay. Some superb eateries in the area including The Plough in Felingwm. Edge of the vast area of Brechfa Fforest well known for its endurance bike riding and horse riding is 5 miles. Carmarthen town offers excellent shopping facilities with national and traditional retailers, junior and secondary schools, Lyric Theater and cinema, County council offices and Dyfed Powys police Headquarters etc. The quaint town of Llandeilo offer sheik bars and shops.

Hallway

Staircase with clear safety glass finish, understairs store cupboard and recess. Doors to

Cloakroom

WC and wash hand basin.

Living Room

3.66m x 6.21m (12' 0" x 20' 4")

Triple aspect with patio doors to side.



Play/ Sitting or Games Room

3.67m x 4.67m (12' 0" x 15' 4")

Double aspect to front and side. Store cupboard with water storage tank.

Kitchen / Dining Room

3.24/ 3.55m x 6.87m (10' 8" x 22' 6")

Range of base units with worktops over and matching wall units, saucepan drawers and Island unit. Electric oven and grill, one and a half bowl sink unit with drainer, 4 ring hob with extractor fan over. Open area suitable as sitting area or dining table with patio doors to side. Fridge / Freezer and dish washer.





Utility Room

2.04m x 2.38m (6' 8" x 7' 10")

Range of base units with worktops over and matching tall unit. Rear Entrance Door.

Landing

Double Glazed Window to side. Airing cupboard with pressurized tank and doors to

Bedroom 1

3.8m x 3.24m (12' 6" x 10' 8")

Double glazed window to side. Radiator.



Bathroom

2.1m x 2.9m (6' 11" x 9' 6")

Vanity wash hand basin, Bath with shower and side screen over. WC. Opaque window to rear.



Bedroom

3.69/ 2.65m x 4.74m (12' 1" x 15' 7")

Double glazed window to front.



En Suite

Shower cubicle, WC, Vanity wash hand basin. Extractor fan.



Bedroom

3.3m x 3.54m (10' 10" x 11' 7")

Double Glazed Window to side. Radiator and loft access which is boarded with pull down ladder.



Master Bedroom

4.4m x 3.6m (14' 5" x 11' 10")

Double aspect to front and side. Radiator.



En Suite

1.69m x 1.8m (5' 7" x 5' 11")

Shower cubicle, WC, corner vanity wash hand basin, chrome towel radiator. Opaque double glazed window to front.



Dressing Room

1.7m x 1.7m (5' 7" x 5' 7")

Double glazed window to side and radiator.



Externally

Stone pillared entrance to tarmac drive and parking to front and side. Low maintenance garden area.





Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and air source Heating.

Tenure and Possession

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

Council Tax

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

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 recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Traditional

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 take the A 40 east towards Llandeilo. Travel to the village of Nantgaredig and turn left towards Brechfa. Continue on this road through Felingwm Isaf and onto Felingwm Uchaf. Go over the narrow bridge and the property will be found on the right hand side before the Plough and Harrow Public House.

Services. Mains water, electric and drains. Ground source heat pump. Under floor heating to ground floor.

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

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