

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **SOUGHT AFTER RESIDENTIAL AREA AMIDST TOWY RIVER VALLEY.**
- **3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.**
- **L.P. GAS C/H. VIEWS TO FORE.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **6 MILES CARMARTHEN TOWN CENTRE.**
- **WELL PRESENTED SEMI-DETACHED HOUSE.**
- **WALKING DISTANCE DOCTORS SURGERY AND PRIMARY SCHOOL AT NANTGAREDIG.**
- **5 MILES GLANGWILI HOSPITAL.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

Glasfryn
Nantgaredig
Carmarthen SA32 7LX

£239,950 OIRO
FREEHOLD

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A most conveniently situated well presented **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** situated **amidst the beautiful Towy river valley** that has been extended at the rear in 2009 located fronting onto the A40 Carmarthen to Llandeilo road bordering the countryside at rear on a regular bus route within a **relatively short walking distance of Nantgaredig Primary School and Doctors Surgery (third of a mile)** is within walking distance of the **Railway Hotel and Nantgaredig RFC (1 mile)**, is within **3.5 miles of the National Botanic Garden of Wales**, is within **4.5 miles of the A 48 dual carriageway at Porthyrhyd**, is within **5 miles of 'Glangwili' General Hospital**, is within **6 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen** and is within **9 miles of the Business Park at Cross Hands and Towy Valley town of Llandeilo**.

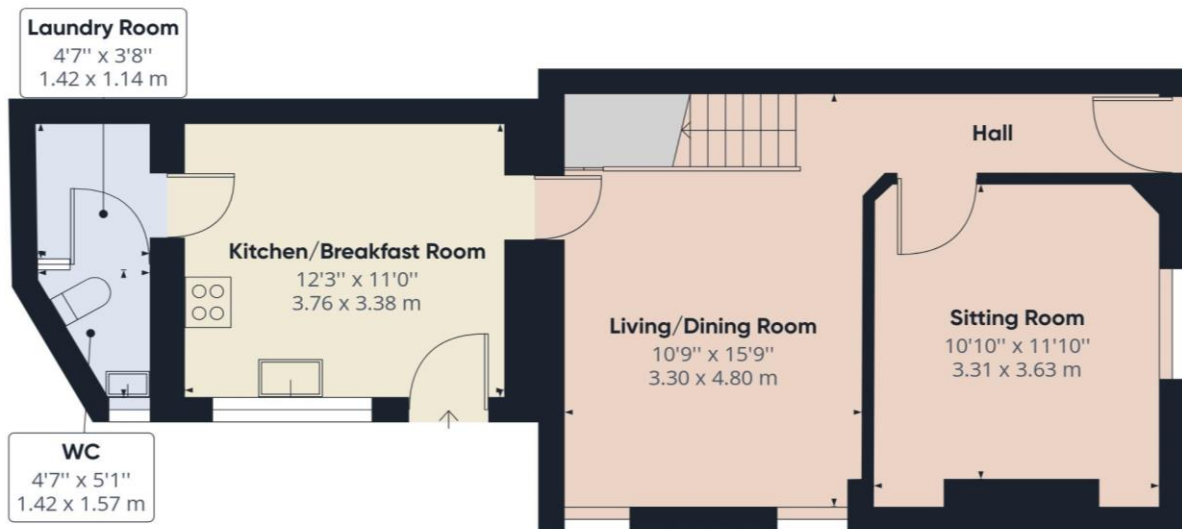
L.P. GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu 'GEORGIAN STYLE' DOUBLE GLAZED WINDOWS.

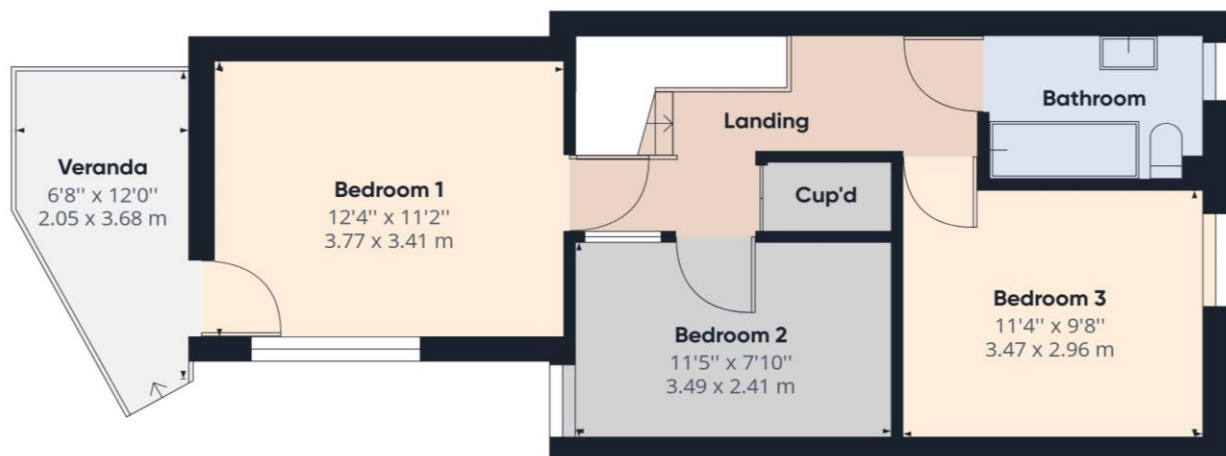
8' 1" (2.46m) CEILING HEIGHTS TO SOME GROUND FLOOR ROOMS.

TEXTURED AND COVERED CEILINGS. FIRST TIME ON THE MARKET SINCE 2006.

NO FORWARD CHAIN. THE BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

RECEPTION HALL with radiator. Slate tiled floor. Composite entrance door with opaque stained glass/leaded effect lights. 2 Power points. C/h thermostat control.

SITTING ROOM 12' 11" x 11' (3.93m x 3.35m) with radiator. PVCu double glazed window to fore. Feature reconstituted stone fireplace. 4 Power points.

LIVING/DINING ROOM 10' 11" x 12' 10" (3.32m x 3.91m) ext. to 15' 11" (4.85m) overall with telephone point. Slate tiled floor. Staircase to first floor with pine handrail and spindles. Radiator. 2 PVCu double glazed windows to either side of feature marble effect fireplace with wood surround incorporating a coal effect L.P. gas fire. 6 Power points. Understairs Storage Cupboard. Part glazed door to

FITTED KITCHEN/BREAKFAST ROOM 12' 4" x 11' 2" (3.76m x 3.40m) with ceramic tiled floor. Wall mounted programmable electric convector heater. Water stop tap. Built-in cupboard. Part opaque double glazed PVCu door to side. Smooth skimmed ceiling. Fully tiled walls. PVCu double glazed window to side. Range of fitted base and eye level kitchen units incorporating a breakfast bar, 1.5 bowl sink unit, ceramic hob, canopied cooker hood, glazed display units, microwave oven, 'Neff' electric oven, integrated fridge, freezer and 'Bosch' dishwasher. 7 Power points plus fused point. Part glazed door to

UTILITY ROOM 4' 8" x 3' 9" (1.42m x 1.14m) with tiled floor to match the Kitchen. Plumbing for washing machine. Fully tiled walls. Worksurface and unit to match the Kitchen. 2 Power points. Door to

SEPARATE WC with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Wall mounted 'Worcester' L.P. gas fired central heating boiler - last serviced 04.09.2023.

SIDE CANOPIED/PILLARED PORCH enjoying a sunny south westerly aspect.

FIRST FLOOR - moulded white panel effect doors.

LANDING with 2 power points. Telephone point.

WALK-IN AIRING/LINEN CUPBOARD 4' 5" (1.35m) in depth with 1 power point. Slatted shelving. Cloak hooks.

REAR BEDROOM 1 12' 5" x 11' 3" (3.78m x 3.43m) with radiator. Double aspect. PVCu double glazed window to side. PVCu double glazed door to the Veranda. 4 Power points.

VERANDA 12' 10" x 2' 11" (3.91m x 0.89m) ext to 6' 2" (1.88m) with steel staircase to the side parking area. **The Veranda overlooks the adjoining farmland.**

REAR BEDROOM 2 11' 7" x 7' 11" (3.53m x 2.41m) with PVCu double glazed tilt 'n turn window. Radiator. Telephone point. 4 Power points.



FRONT BEDROOM 3 11' 5" x 9' 11" (3.48m x 3.02m) ext. to 11' 2" (3.40m) with PVCu double glazed tilt 'n turn window with a view over the Towy River valley. 8 Power points. Radiator. Wall mounted electric panel heater.

BATHROOM 8' x 5' 11" (2.44m x 1.80m) with ceramic tiled floor. Chrome towel warmer ladder radiator. Extractor fan. Fully tiled walls. PVCu opaque double glazed tilt 'n turn window. Fitted wall mirror. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with electric shower over and shower screen.

EXTERNALLY

Decoratively walled/gated forecourt garden. Side double gated tarmacadamed entrance drive providing ample private car parking with a steel staircase to the Veranda off Bedroom 1.

Side walled crazy paved garden and drying area with a further garden area beyond and to the rear of the Studio/Workshop.

OUTSIDE LIGHT and WATER TAP. L.P. GAS STORAGE TANK.

STUDIO/WORKSHOP 20' x 10' 8" (6.09m x 3.25m) formerly a garage with recessed downlighting. Insulated walls. PVCu opaque double glazed window. Access to loft space. Laminate flooring. PVCu part opaque double glazed entrance door and window. Base and wall mounted storage units. 'Butlers' sink with electric water heater. **Minimum** of 8 power points.









DIRECTIONS: - From **Carmarthen** take the **A40 trunk road east** towards **Llandeilo** passing the turnings for Abergwili and Whitemill. **Travel to 'Nantgaredig Square'** passing the left hand turning for Brechfa and right hand turning for the school ('Station Road'). **Continue up the hill out of Nantgaredig** and as you pass the **speed camera sign** and **reach the 'brow' of the hill** the property is the **first on the left hand side**.

ENERGY EFFICIENCY RATING: - E (39).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2708-0947-7002-1120-0896.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND D 2023/24 = £1,824.24p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended – 06.02.24, 02.04.24

VIEWING

21.10.2023 - REF: 6692

Strictly by appointment with Gerald R Vaughan Estate Agents