

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **LINKED DETACHED HOUSE IN SOUGHT AFTER AREA.**
- **FITTED KITCHEN/DINING ROOM.**
- **SUNNY ENCLOSED PRIVATE REAR GARDEN.**
- **PRIME LOCATION AMIDST BEAUTIFUL TYWI VALLEY.**
- **3 BEDROOMS. 2 WC's. NEW KITCHEN FITMENTS.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **LEVEL WALK OF PRIMARY SCHOOL, DOCTORS SURGERY AND PUBLIC HOUSE.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

Dolafon,
Station Road, Nantgaredig,
Carmarthen SA32 7LG

£310,000 OIRO
FREEHOLD

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The Property
Ombudsman

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An attractive most conveniently situated traditionally built modern (circa. 1970) **3 BEDROOMED LINKED DETACHED HOUSE** having a part brick facade situated set slightly back off 'Station Road' at the popular village community of Nantgaredig that offers a thriving **Primary School, Doctors Surgery and Public House/Restaurant** and which in turn is located **amidst the beautiful Tywi River Valley** just off the A40 trunk road some **6 miles east of 'Glangwili' General Hospital** and the full range of facilities and services at the centre of the County and Market town of Carmarthen and is located within **10 miles of the town of Llandeilo**. The property enjoying ease of access to the 'National Botanical Garden of Wales' and A48 dual carriageway at Porthyrhyd.

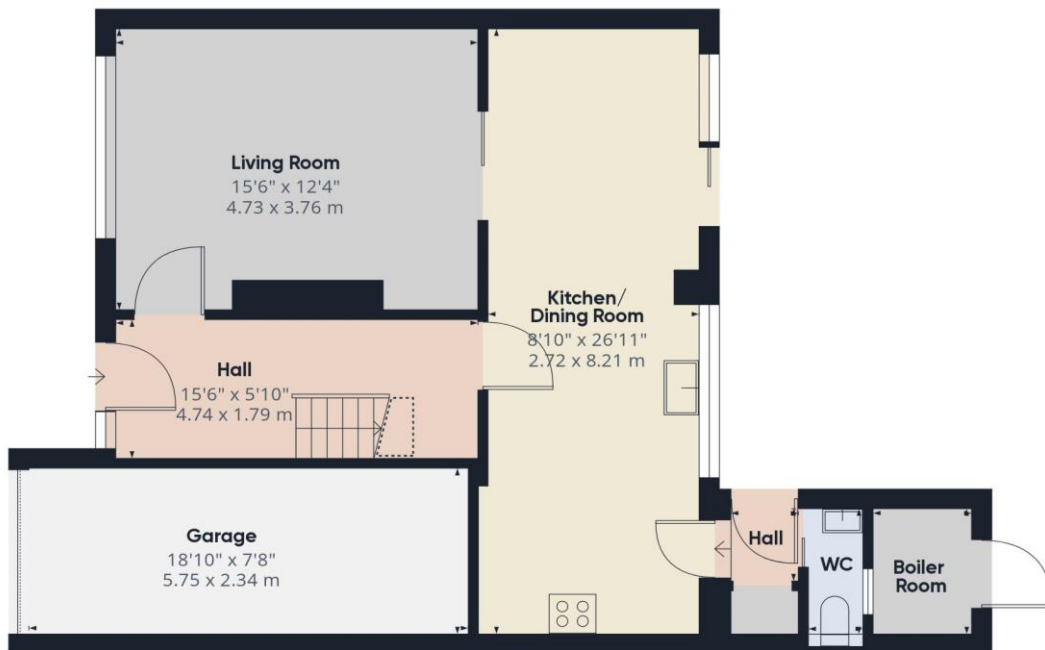
OIL CENTRAL HEATING with thermostatically controlled radiators. **8' 2" CEILING HEIGHTS.**

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED CEILINGS TO GROUND FLOOR - SOME CEILINGS COVERED.

LIGHT OAK PANELLED/GLAZED INTERNAL DOORS TO MOST ROOMS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



Ground Floor



Floor 1

RECESSED ENTRANCE PORCH with tiled steps. PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL 15' 7" x 5' 11" (4.75m x 1.80m) overall with ceramic tiled floor. Radiator. Staircase to First Floor. Understairs storage area. Telephone point. 2 Power points. Cloak hooks. C/h thermostat control. Glazed/panelled door to the Kitchen. Panelled door to

LIVING ROOM 15' 7" x 12' 5" (4.75m x 3.78m) with boarded effect laminate flooring. 2 Radiators. 5 Power points. Electric fire to fireplace. PVCu double glazed picture window to fore. Sliding opaque glazed light oak doors to

FITTED KITCHEN/DINING ROOM 26' 8" x 8' 10" (8.12m x 2.69m) with ceramic tiled floor to the Kitchen area. Boarded effect laminate flooring to the Dining area. Radiator. PVCu double glazed sliding patio door to and overlooking the rear garden. Part tiled wall. Plumbing for dishwasher. 13 Power points. **Range of new fitted base and eye level kitchen units (2023)** incorporating a 1.5 bowl sink unit, oven, hob, canopied cooker hood and breakfast bar. PVCu double glazed window overlooking the rear garden. Recessed downlighting to the kitchen area. Glazed/panelled door to

REAR HALL with PVCu part opaque double glazed door to outside. Ceramic tiled floor. Built in cupboard off with shelving. Sliding door to

SEPARATE WC with ceramic tiled floor. Fully tiled walls. 2 Piece suite in white comprising wash hand basin and WC. PVCu opaque double glazed window.

FIRST FLOOR - coved ceilings

LANDING with PVCu opaque double glazed window. 1 Power point. Access to Loft Space.

BUILT-IN AIRING/LINEN CUPBOARD with radiator. Sliding double doors. Electric convector heater.

SHOWER ROOM 7' 5" x 5' 5" (2.26m x 1.65m) with ceramic tiled floor. Fully tiled walls. Radiator. PVCu opaque double glazed window. Fitted wall mirror. Recessed downlighting to smooth skimmed ceiling. 2 Piece suite in white comprising WC and pedestal wash hand basin. Double shower enclosure with plumbed in shower over, sliding shower door and fitted seat.

REAR BEDROOM 11' 5" x 10' 11" (3.48m x 3.32m) min plus built-in wardrobe with double sliding doors. Radiator. 2 Power points. PVCu double glazed picture window with a view.

FRONT BEDROOM 2 11' 3" x 11' 3" (3.43m x 3.43m) extending to 12' 7" (3.83m) plus built-in wardrobe with sliding double doors. Radiator. PVCu double glazed picture window with a view. Telephone point. 2 Power points.



FRONT BEDROOM 3 7' 11" x 7' 2" (2.41m x 2.18m) overall with radiator. PVCu double glazed window with a view. TV aerial cable. 2 Power points. Built-in cupboard off over the stairwell.

EXTERNALLY

Walled/post and railed front garden incorporating a decoratively stoned hardstanding area and tarmacadamed entrance drive that provides ample private car parking which leads to the garage. Pathway to one side. There is to the rear a sunny enclosed garden enjoying a south westerly aspect that incorporates a paved sun terrace, level lawn and decoratively stoned border. The rear garden enjoying a good degree of privacy. **OUTSIDE WATER TAP. OIL STORAGE TANK.**

BOILER ROOM with electric light. Concrete block built. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. Fitted shelving.

ADJOINING GARAGE 18' 7" x 7' 8" (5.66m x 2.34m) with up-and-over garage door. Fitted cupboard with 5 doors. 4 Power







DIRECTIONS: - From **Carmarthen** take the **A40 trunk road** east for **Llandeilo** **passing** Abergwili and Whitemill. **Upon entering Nantgaredig turn right at 'The Square' into 'Station Road'**. Continue past the **Primary School** and entrance to the **Doctors Surgery**. Travel for a **further 200 yards approx.** and the property will be found on the **right hand side just after the entrance to 'Clos y Deri' cul-de-sac** and just **before** an electronic speed sign and right hand turning for 'Rwyth Farm' **opposite** a detached white house.

ENERGY EFFICIENCY RATING: - E (45).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8021-2465-0840-7003-0243.

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

COUNCIL TAX: - BAND D 2024/25 = £1,955.10p. *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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.05.2024 - REF: 6394