

Sales & Lettings of
Residential, Rural
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Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **ATTRACTIVE MODERN DETACHED BUNGALOW.**
- **MUCH SOUGHT AFTER AREA AMIDST BEAUTIFUL TOWY RIVER VALLEY.**
- **FITTED KITCHEN/DINING ROOM. 2 WC's.**
- **NO FORWARD CHAIN.**
- **3 BEDROOMS. CONSERVATORY. OIL C/H.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **LANDSCAPED FRONT AND REAR GARDENS.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

**The Paddock,
Station Road, Nantgaredig,
Carmarthen SA32 7LG**

£379,950 OIRO
FREEHOLD

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The Property
Ombudsman

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*A most conveniently situated well presented modern traditionally built (circa. 1980) **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** affording **light and airy accommodation**, situated within **close proximity of the popular Primary School and Doctors Surgery at Nantgaredig** that also offers a **Public House/Restaurant** and which in turn is located **amidst the beautiful Towy River Valley** just off the **A40 trunk road (regular bus route) 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 situated within **10 miles of the town of Llandeilo**. The property enjoying **ease of access** to the **National Botanical Garden of Wales, Aberglasney Gardens** from the **A48 dual carriageway at Porthyrhyd**.*

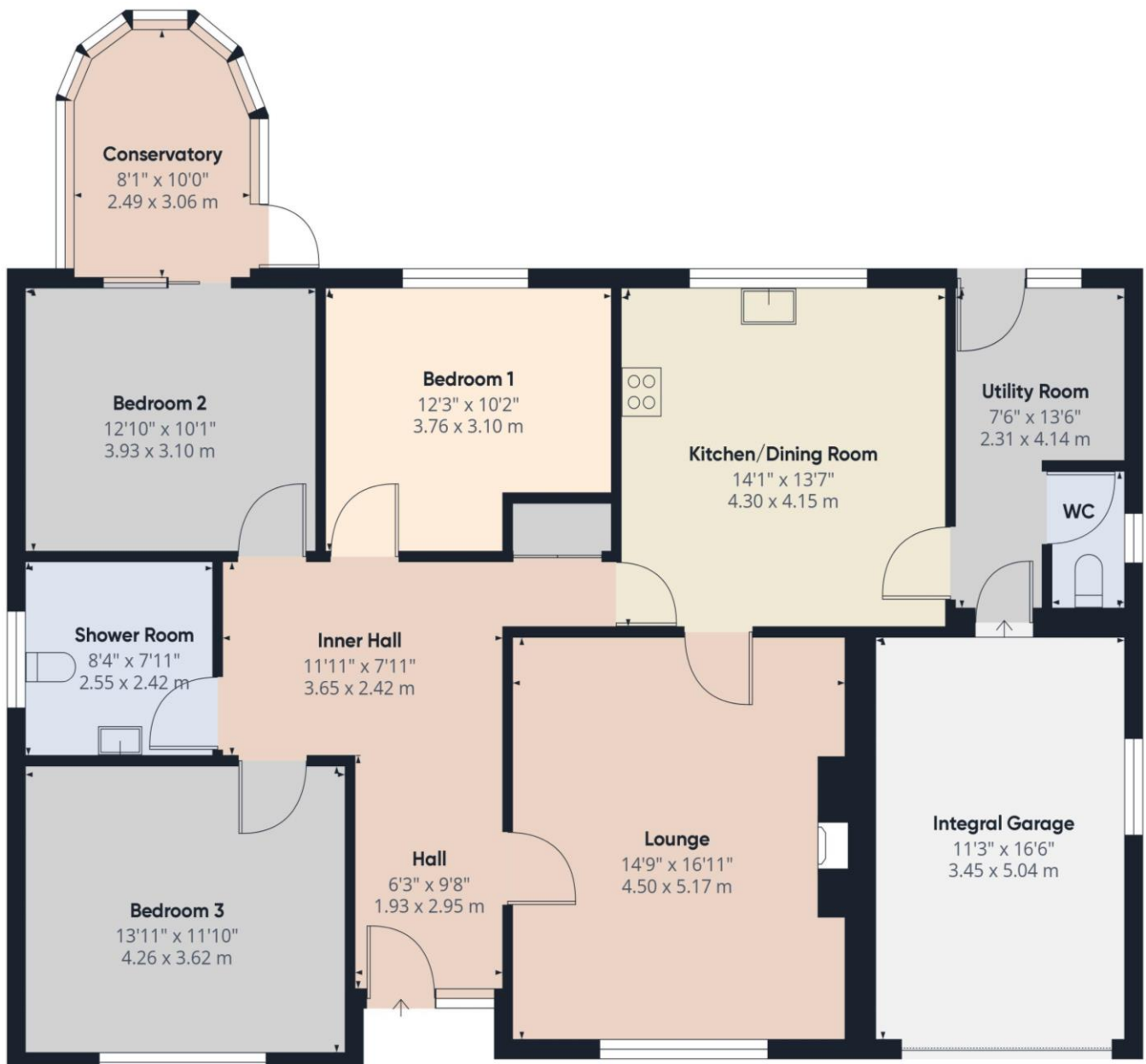
FIRST TIME ON THE MARKET SINCE 2006. NO FORWARD CHAIN.

OIL C/H. PVCu DOUBLE GLAZED WINDOWS. 7' 11" (2.41m) CEILING HEIGHTS.

TEXTURED AND COVED CEILING. PINE PANELLED INTERNAL DOORS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

VIEWS ARE ENJOYED FROM THE PROPERTY.



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

RECEPTION HALL 6' 4" (1.93m) wide with radiator. 2 Wall light fittings. C/h thermostat control. Telephone point.

LOUNGE 17' x 14' 10" (5.18m x 4.52m) with feature tiled fireplace. PVCu double glazed window with a view to fore. Radiator. TV point. 5 Power points.

FITTED KITCHEN/DINING ROOM 14' 2" x 13' 8" (4.31m x 4.16m) with boarded effect vinyl floor covering. Radiator. PVCu double glazed window overlooking the rear garden. 10 Power points plus fused point. Telephone point. C/h timer control. 'Trianco' oil fired central heating boiler. Range of fitted base and eye level light oak effect kitchen units with under pelmet lighting incorporating an electric oven, ceramic hob, cooker hood, 1.5 bowl sink unit and integrated fridge. Part panelled walls to match the kitchen work surface. Pine panelled doors to the Lounge, Inner Hall and

UTILITY ROOM 13' 8" x 7' 7" (4.16m x 2.31m) overall 'L' shaped with ceramic tiled floor. Part tiled walls. PVCu opaque double glazed window. PVCu opaque double glazed door to rear. Plumbing for washing machine. Radiator. 5 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit. Door to the Integral Garage.

SEPARATE WC with ceramic tiled floor. WC. PVCu opaque double glazed window.

INNER HALL 12' x 8' (3.65m x 2.44m) plus hallway off. 1 Wall light. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD with pine double doors. Pre-lagged hot water cylinder. Slatted shelving.

REAR BEDROOM 1 12' 5" x 10' 3" (3.78m x 3.12m) overall slightly 'L' shaped with PVCu double glazed window. Radiator. 4 Power points.

REAR BEDROOM 2 13' x 10' 3" (3.96m x 3.12m) with radiator. 5 Power points. PVCu sliding double glazed patio door to

CONSERVATORY 10' x 8' (3.05m x 2.44m) PVCu double glazed on a dwarf wall. PVCu double glazed door to outside. The Conservatory overlooks the rear garden.

SHOWER ROOM 8' 4" x 7' 11" (2.54m x 2.41m) recently refurbished with tiled floor. Part tiled walls. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Fitted wall mirror. Waterproof panelled shower enclosure with electric shower over. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

MASTER BEDROOM 3 14' 3" x 11' 11" (4.34m x 3.63m) with PVCu double glazed window to fore with a view. Radiator. Telephone point. 4 Power points.



EXTERNALLY

Walled/gated/pillared tarmacadamed entrance drive with decorative 'Bradstone' border providing ample private car parking/turning. Enclosed front lawned garden with herbaceous borders. There are footpaths to either side. Rear paved sun terrace with beyond a level lawned garden with further paved sun terrace and herbaceous borders with ornamental shrubs/trees. **The rear garden abuts farmland and enjoys views up the Towy Valley.** OUTSIDE LIGHT and WATER TAP. GARDEN STORE SHED. OIL STORAGE TANK.

INTEGRAL GARAGE 16' 4" x 11' 3" (4.97m x 3.43m) with insulated electronically operated garage door. PVCu opaque double glazed door to side. Electricity consumer unit. Water tap. 4 Power points. Access to loft space.







DIRECTIONS: - From **Carmarthen** take the **A40 trunk road east for Llandeilo** **passing** the villages of Abergwili and Whitemill. Upon **entering Nantgaredig turn right at the 'Square'** into **'Station Road'**. Travel **past** the Primary School and **entrance** to the Doctors Surgery and the property is the **first bungalow on the left hand side.**

ENERGY EFFICIENCY RATING: - E (43).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9928-0200-3107-5583-4314.

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

COUNCIL TAX: – BAND E. 2023/24 = £2,229.63p. *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 – 08.02.2024

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

14.12.2023 - REF: 6727