

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- MUCH SOUGHT AFTER AREA.
- BAY FRONTED END TERRACE HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- SET WELL BACK OFF THE ROAD.
- CLOSE TO PRIMARY SCHOOL AND DOCTORS SURGERY.
- AMIDST BEAUTIFUL TYWI RIVER VALLEY.
- 3 BEDROOMS. 2 LIVING ROOMS. OIL C/H.
- FRONT, SIDE AND REAR GARDENS.
- AMPLE PRIVATE CAR PARKING.
- MIDWAY CARMARTHEN AND LLANDEILO.

Tanybryn,
Station Road, Nantgaredig
Carmarthen SA32 7LG

£195,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

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A most conveniently situated **very well presented modernised and updated** traditionally built **BAY FRONTED 3 BEDROOMED/2 RECEPTION ROOMED END OF TERRACE HOUSE** that we estimate dates back to the mid to late 19th Century situated **set well back off the road** at the popular village community of Nantgaredig which in turn lies amidst the beautiful Tywi river valley with the property being located within a **short walk** of the A40 trunk road (**bus route**), **Nantgaredig Primary School and Doctors Surgery**, is within **walking distance** of 'The Railway' Public House and Nantgaredig RFC, is within **1 mile of the B4300 Capel Dewi Road**, is within **4 miles of the A48 dual carriageway**, 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 the property is located some **9.5 miles of Llandeilo**.

OIL C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

PLASTIC FASCIAS. MODERNISED AND UPDATED SINCE DECEMBER 2022.

SMOOTH SKIMMED CEILINGS TO SOME ROOMS. THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 14' (4.26m) in depth with composite entrance door. Radiator. Cloak hooks. Staircase to first floor. Mains smoke alarm. Boarded effect vinyl floor covering.

LIVING ROOM 11' 11" x 10' 6" (3.63m x 3.20m) plus 5' (1.52m) wide PVCu double glazed bay window that overlooks the front garden. Radiator. 4 Power points.

DINING ROOM 12' x 11' (3.65m x 3.35m) with boarded effect vinyl floor covering. Opaque glazed door to the hallway. PVCu double glazed window to side. Radiator. 4 Power points. **Walk-in understairs storage cupboard off.** C/h thermostat control. Opaque glazed door to

FITTED KITCHEN/BREAKFAST ROOM 15' 2" x 9' 7" (4.62m x 2.92m) overall slightly 'L' shaped with boarded effect vinyl floor covering. Radiator. 10 Power points plus fused point. Double aspect. 2 PVCu double glazed windows. Plumbing for washing machine. PVCu part opaque double glazed door to rear. Range of fitted base and eye level kitchen units incorporating a sink unit with tiled splashback, electric oven, ceramic hob and cooker hood. Mains smoke detector.

FIRST FLOOR - 8' 1" (2.46m) Ceiling heights.

LANDING with mains smoke alarm. PVCu double glazed window with a view to rear.

INNER LANDING with 2 power points.

BATHROOM 9' 10" x 8' (2.99m x 2.44m) min. with radiator. Boarded effect vinyl floor covering. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin with splashback, WC and panelled bath with dual head plumbed-in shower over.

SIDE BEDROOM 1 10' 3" x 9' 6" (3.12m x 2.89m) overall 'L' shaped with PVCu double glazed window. Radiator. 4 Power points.

FRONT BEDROOM 2 11' 7" x 9' 9" (3.53m x 2.97m) with PVCu double glazed window with a view. Radiator. 4 Power points.



Ground Floor



Floor 1

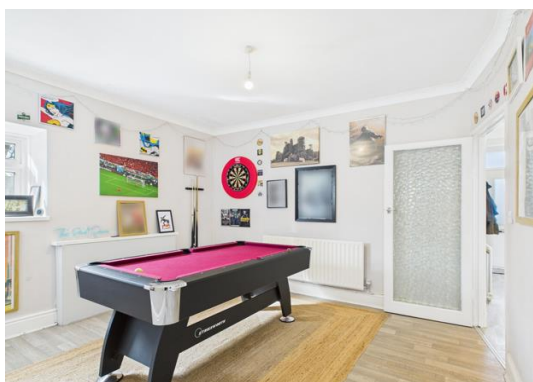
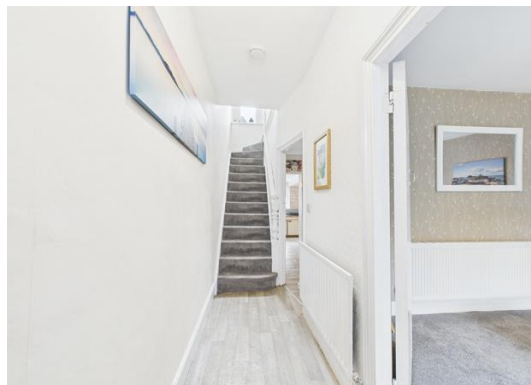
FRONT BEDROOM 3' 8" x 5' 5" (2.64m x 1.65m) with radiator. PVCu double glazed window with a view. 4 Power points. Telephone point. Access to loft space.

EXTERNALLY

The property is approached via a tarmacadamed/hardcored entrance drive that provides ample private car parking. Front lawned garden with ornamental shrubs/herbaceous borders and decoratively stoned areas. There is to the side a sunny south facing 'Indian' slate paved terrace measuring **36' x 16' (10.97m x 4.88m) approx.** Rear concreted courtyard with drying area. **'GRANT' OUTSIDE OIL FIRED CENTRAL HEATING BOILER.**

STORE SHED 8' 4" x 6' (2.54m x 1.83m) concrete block built with power and lighting. Re-roofed. 2 Power points.

ADJOINING OUTSIDE WC with water tap. Electric light. WC in white.







DIRECTIONS: - Upon entering '**Nantgaredig Square**' from the **Carmarthen** direction **turn right** into 'Station Road' **opposite** the left hand turning for Abergorlech/Brechfa. Travel a **short distance down** 'Station Road' and the property is the **fourth on the left hand side**. The entrance being found **between** the School road sign and **before** the traffic calming measures/Nantgaredig Primary School Car Park.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

COUNCIL TAX: – BAND C 2024/25 = £1,787.87p. *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

06.03.2025 - REF: 7012