

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **SPACIOUS MODERN FAMILY RESIDENCE.**
- **5/6 BEDROOMS. 3/4 LIVING ROOMS.**
- **1 BEDROOMED GRANNY ANNEXE.**
- **SHORT LEVEL WALK PRIMARY SCHOOL.**
- **AMIDST BEAUTIFUL TYWI RIVER VALLEY.**
- **SET IN THIRD ACRE PRIVATE GARDENS.**
- **4 BATHROOMS/WC's. OIL C/H.**
- **72mm HABITABLE LOG CABIN.**
- **5 MILES GLANGWILI HOSPITAL.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

Seren Aur,
Station Road, Nantgaredig,
Carmarthen SA32 7LG

£850,000 OIRO
FREEHOLD

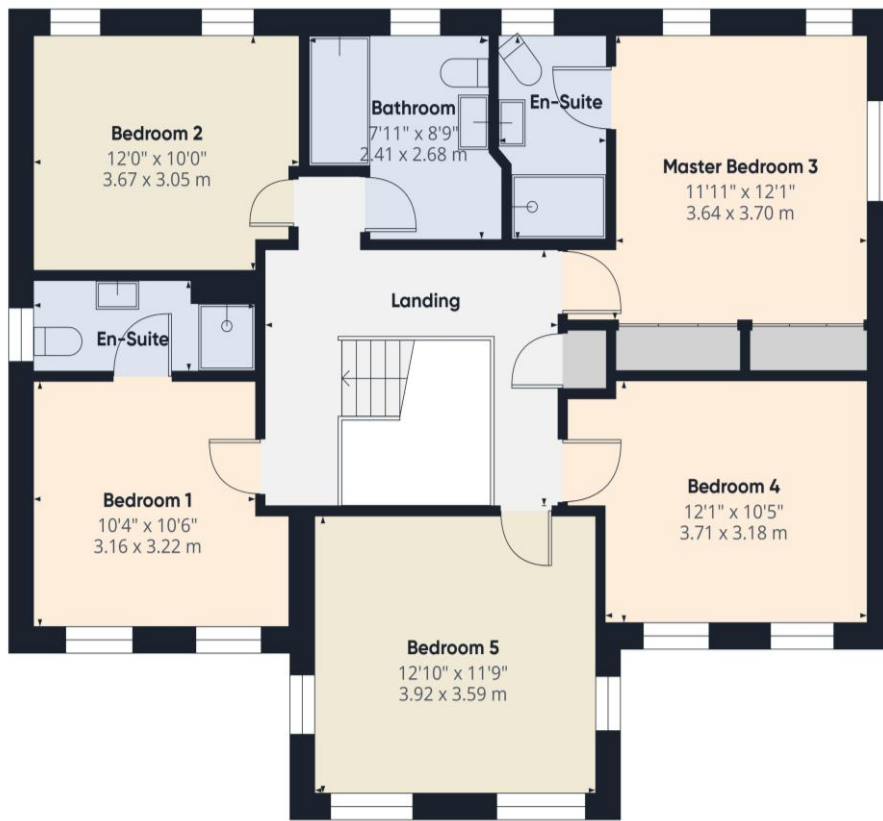
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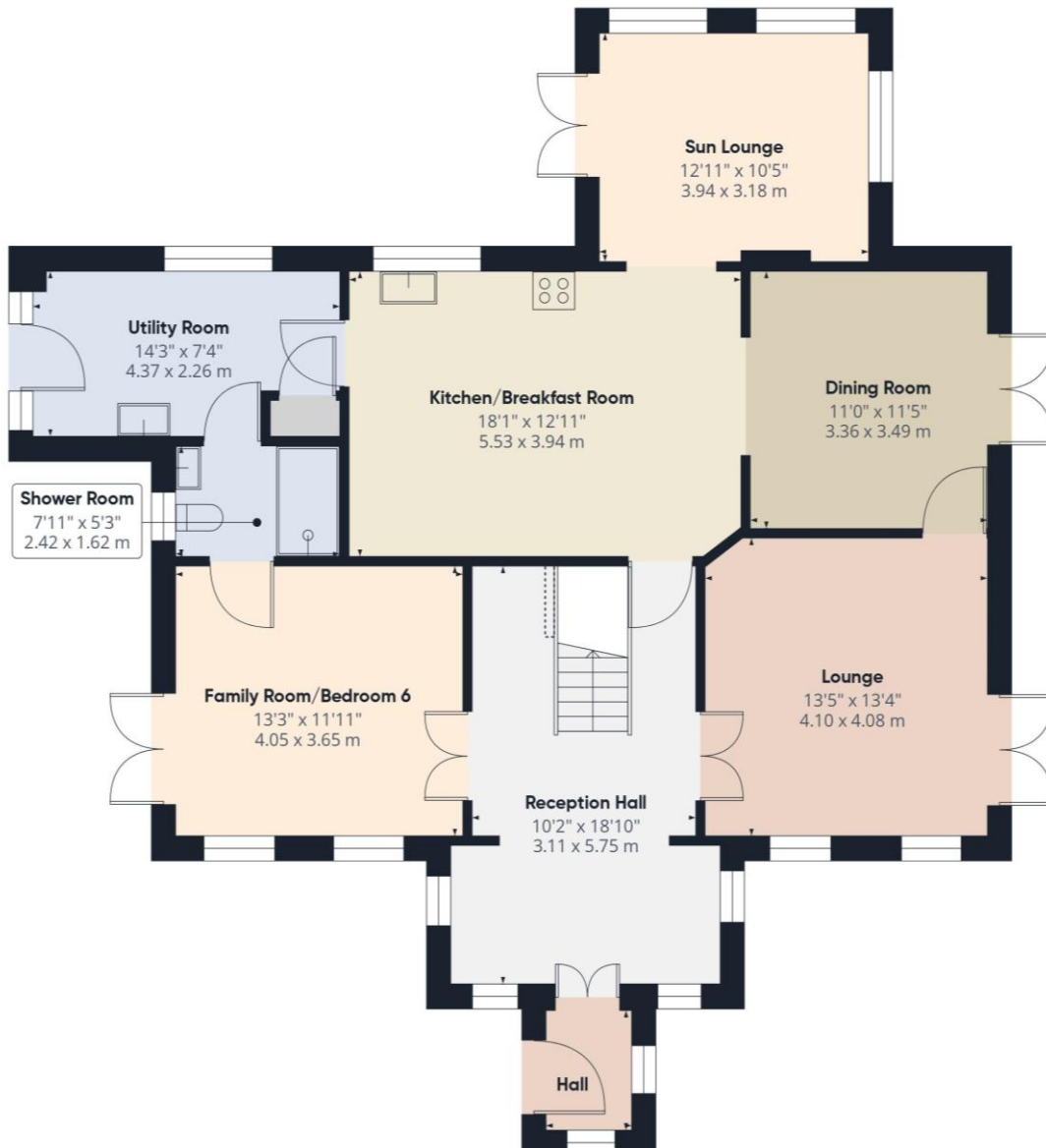
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Floor 1 Building 1



Ground Floor Building 1

*A most conveniently situated very well presented individually built (2003) **5/6 BEDROOMED - 3/4 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** built to a timber framed design together with a **72mm HABITABLE LOG CABIN** and **DETACHED DOUBLE GARAGE with 1 BEDROOMED GRANNY FLAT** above set well back off the road in a **THIRD OF AN ACRE or thereabouts** of private level gardens within **close proximity of the Doctors Surgery/Health Centre** and thriving **Primary School** at the popular village of **Nantgaredig** which in turn is located amidst the beautiful Tywi river valley on the **A40 trunk road** (bus route) within **3 miles of the National Botanic Garden of Wales**, is within **4 miles of the A48 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**, is within **8 miles of the Business Park at Cross Hands**, is within **10 miles of Llandeilo** and the property is located within **12 miles of the M4 Motorway**.*

PV PANELS PROVIDING AN INCOME.

OIL C/H with thermostatically controlled radiators - new boiler 2020.

PVCu DOUBLE GLAZED WINDOWS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

PLASTIC FASCIA AND SOFFIT. SMOOTH SKIMMED CEILINGS.

FLEXIBLE ACCOMMODATION THAT IS DISABLED PERSONS FRIENDLY.

CAT 5 SPEAKER CABLES TO SOME ROOMS.

THE FIXTURES AND FITTINGS ARE NEGOTIABLE.

THE FITTED CARPETS ARE INCLUDED.

ENTRANCE HALL with tiled floor. 2 Power points. 2 PVCu double glazed windows. PVCu double glazed entrance door. 2 Wall light fittings. PVCu opaque double glazed entrance door with leaded effect lights to

RECEPTION HALL 18' 9" x 12' 10" (5.71m x 3.91m) overall with 4 PVCu double glazed windows. Staircase to first floor. 3 Radiators with decorative covers. 5 Power points. Telephone point. Understairs storage area and cupboard. Mains smoke alarm. **Glazed double doors to the Lounge.**

FAMILY ROOM/BEDROOM 6 13' 4" x 11' 11" (4.06m x 3.63m) with radiator. Double aspect. 2 PVCu double glazed windows. PVCu double glazed double French doors to and overlooking the side paved sun terrace. 6 Power points. TV and telephone points. Door to the shower room.

LOUNGE 13' 5" x 13' 5" (4.09m x 4.09m) with radiator. Double aspect. PVCu double glazed French doors to and overlooking the side paved sun terrace. Feature marble fireplace with granite hearth. 10 Power points. Telephone point. Glazed door to

DINING ROOM 11' 5" x 10' 11" (3.48m x 3.32m) with radiator. PVCu double glazed double 'French' doors to and overlooking the side garden. TV and telephone points. 8 Power points. **5' (1.52m) Wide opening to**



FITTED KITCHEN/BREAKFAST ROOM 18' 1" x 12' 11" (5.51m x 3.93m) with PVCu double glazed window overlooking the rear garden. Tile effect vinyl floor covering. 2 Radiators with decorative covers. 13 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, canopied cooker hood and extractor fan. Tiled splashback. Plumbing for dishwasher. **The cooking range is NEGOTIABLE.** Part glazed door to the Utility room. **3' 11" (1.19m) Wide opening to**



SUN LOUNGE 12' 11" x 10' 5" (3.93m x 3.17m) with triple aspect. Radiator. 3 PVCu double glazed windows. PVCu double glazed double 'French' doors to the rear sun terrace. 9 Power points.

LAUNDRY/UTILITY ROOM 14' 3" x 7' 4" (4.34m x 2.23m) overall with tile effect vinyl floor covering. Double aspect. 3 PVCu double glazed windows. Access to loft space. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. Radiator. 10 Power points. Cloaks cupboard. PVCu part opaque stable type door to outside. Door to



SHOWER ROOM 7' 11" x 5' 3" (2.41m x 1.60m) with extractor fan. Tile effect vinyl floor covering. PVCu opaque double glazed window. Towel warmer ladder radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with low threshold tray and electric shower over. Shower screen. **Door to the Family room/Bedroom 6.**

FIRST FLOOR

GALLERIED style LANDING with 2 mains smoke alarms. Radiator with decorative cover. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD

FRONT BEDROOM 1 11' 11" x 10' 7" (3.63m x 3.22m) overall with radiator having a decorative cover. 2 PVCu double glazed windows to fore. 6 Power points. TV point.

EN-SUITE SHOWER ROOM 10' 2" x 3' 10" (3.10m x 1.17m) with PVCu opaque double glazed window. Extractor fan. Fitted wall storage cupboards. Towel radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with plumbed-in shower over and folding shower door.

REAR BEDROOM 2 11' 11" x 10' (3.63m x 3.05m) with radiator having a decorative cover. 2 PVCu double glazed windows. 4 Power points. TV and telephone points.

FAMILY BATHROOM 8' 8" x 7' 9" (2.64m x 2.36m) overall 'L' shaped with extractor fan. PVCu opaque double glazed window. Part tiled walls. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with dual head shower attachment.



MASTER BEDROOM 3 12' 2" x 11' 11" (3.71m x 3.63m) plus built-in wall to wall /floor to ceiling wardrobes with sliding doors. Double aspect. 3 PVCu double glazed windows. Radiator with decorative cover. 8 Power points. TV and telephone points. Access via retractable loft ladder to partly boarded attic space with electric light and 2 power points.

EN-SUITE SHOWER ROOM 8' 8" x 4' 5" (2.64m x 1.35m) with part tiled walls. Tile effect vinyl floor covering. Radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled double shower enclosure with dual head shower over and sliding shower door.

FRONT BEDROOM 4 13' 8" x 10' 6" (4.16m x 3.20m) with radiator having a decorative cover. 6 Power points. TV and telephone points.

FRONT BEDROOM 5 12' 10" x 11' 9" (3.91m x 3.58m) with double aspect. 4 Double glazed windows. 2 Radiators with decorative covers. 6 Power points. *This room is presently utilised as a craft room and was formerly two rooms.*

EXTERNALLY - The residence is approached via a short right of way over the lane that serves the Doctors Surgery/Health Centre. The residence occupies approximately a third of an acre or thereabouts of level enclosed private landscaped gardens that incorporate a tarmacadamed entrance drive that provides ample private car parking and turning together with a concreted hardstanding for a motorhome/caravan with there being paved sun terraces to the front either side and rear. There are mainly lawned gardens to either side and the rear, together with an orchard with apple and pear trees. Raised herbaceous borders and ornamental pond. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. **OIL STORAGE TANK**

GARDEN/POTTING SHED with vine

72MM HABITAL LOG CABIN that is connected to the services and comprises: -

ENTRANCE HALL 19' x 4' 9" (5.79m x 1.45m) with 4 double glazed windows. Part double glazed pine panelled entrance doors. 4' 7" (1.40m) Wide opening to

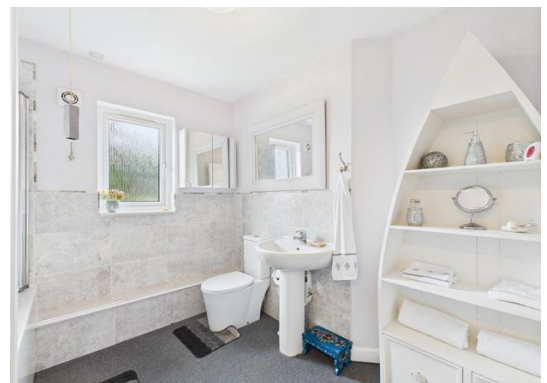
LIVING/DINING ROOM/BEDROOM 19' x 8' (5.79m x 2.44m) with 4 power points. 2 Double glazed windows. Staircase to first floor. Smoke alarm. Opening to

KITCHEN 9' 7" x 6' 6" (2.92m x 1.98m) with kitchen unit incorporating a hob, sink unit and space for a fridge. Fitted base unit. Double glazed window.

BATHROOM 9' 6" x 5' 11" (2.89m x 1.80m) with tile effect vinyl floor covering. Double glazed window. Extractor fan. Electric pressurised hot water cylinder. 3 Piece suite in white comprising WC, wash hand basin and panelled bath.

ATTIC BEDROOM 19' 5" (5.91m) in length with 2 double glazed 'Velux' windows. Double glazed window to fore. 'T&G' boarded sloping ceiling with **restricted headroom**.











DETACHED DOUBLE GARAGE with ground/first floor **SELF CONTAINED 'GRANNY ANNEXE'** that has the benefit of: -

PVCU DOUBLE GLAZED WINDOWS. MOULDED WHITE INTERNAL DOORS.

DOUBLE GARAGE 20' 8" x 20' 6" (6.29m x 6.24m) overall 'L' shaped with electronically operated up and over garage door. Double glazed window. Double bowl sink unit. Electric boiler. Understairs storage cupboard. 10 Power points.

SIDE ENTRANCE HALL with PVCu part double glazed stable type door to outside. Cloak hooks. 2 Power points.

HALLWAY with 2 power points. PVCu opaque double glazed window. 3' 1" (.94m) Wide staircase to the first floor. Fire door to the garage.

BUILT-IN LAUNDRY CUPBOARD OFF with 2 power points.

FIRST FLOOR

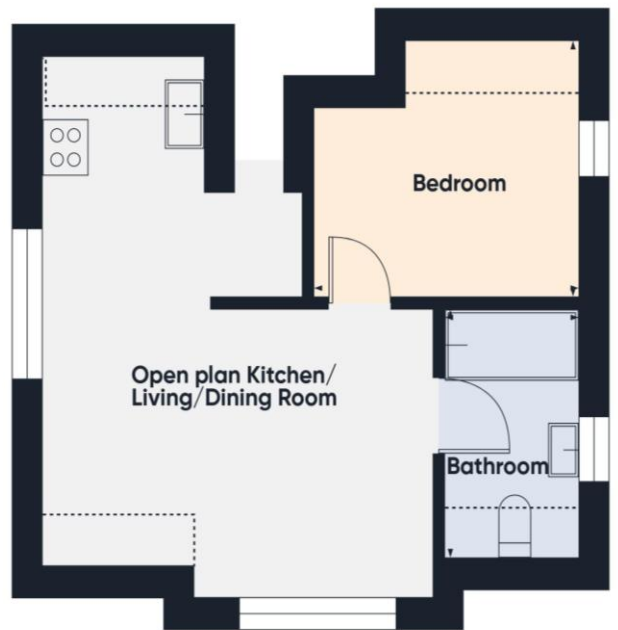
OPEN PLAN KITCHEN/LIVING/DINING ROOM 18' 2" x 14' 9" (5.53m x 4.49m) overall 'L' shaped with double aspect. 2 PVCu double glazed windows. 15 Power points. TV and telephone points. Mains smoke alarm. Access to loft space.

BATHROOM 8' 2" x 5' 5" (2.49m x 1.65m) with extractor fan. PVCu double glazed window. Electric towel warmer ladder radiator. Fitted storage cupboard. 3 Piece suite in white comprising WC, pedestal wash hand basin and corner bath with shower attachment.

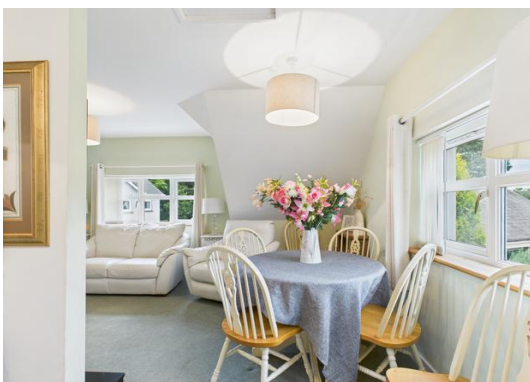
BEDROOM 10' 2" x 8' 11" (3.10m x 2.72m) overall 'L' shaped with PVCu double glazed window. Access to eaves storage cupboard. TV point. 8 Power points.



Ground Floor Building 2



Floor 1 Building 2





DIRECTIONS: - From **Carmarthen** take the **A40 trunk road east** towards **Llandeilo** passing Whitemill and continuing to Nantgaredig. At **Nantgaredig 'Square'** **turn right** into '**Station Road**' opposite the left hand turning for Brechfa. Travel a **short distance** down '**Station Road**' **past** the entrance to the Primary School and **turn next right** for the **Doctors Surgery/Health Centre**. Continue a short distance along this road and the entrance to **Seren Aur** will be found on your **left hand side**.

ENERGY EFFICIENCY RATING: - **MAIN HOUSE** – D (66). **FLAT** - D (56).

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

MAIN HOUSE – 0370-2817-7320-2994-0475. **FLAT** - 9234-1322-8000-0557-7296.

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

COUNCIL TAX: – BAND G. 2025/26 = £ 3,550.15p. **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

02.08.2025 - REF: 7095