

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
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Est. 1998

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- **AVAILABLE LONG TERM.**
- **DETAACHED COUNTRY HOUSE ON SHARED YARD.**
- **3 BATHROOMS/WC's. OIL C/H.**
- **DEPOSIT: - £1,442. EPC RATING: -.**
- **COUNCIL TAX: - BAND F. 2025/26 = £3,128.08p.**
- **AVAILABLE FURNISHED OR UNFURNISHED.**
- **4 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **1.25 MILES DOCTORS SURGERY, PRIMARY SCHOOL AND A40 TRUNK ROAD AT NANTGAREDIG.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

Penybanc Isaf
Nantgaredig
Carmarthen SA32 7LH

RENT - £1,250
per Calendar Month EXCLUSIVE

Email: sales@geraldvaughan.co.uk

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

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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.

TO LET - MIDWAY CARMARTHEN AND LLANDEILO.

A conveniently situated **4 DOUBLE BEDROOMED DETACHED COUNTRY HOUSE** overlooking the Tywi River Valley being, approached via a private tarmacadamed entrance drive **being 1 of 3 properties set well back off and above the B4300 'Capel Dewi to Llandeilo' Road within 1.25 miles of the A40 trunk road, Primary School and Doctors Surgery at Nantgaredig, is within 3.3 miles of the A48 dual carriageway, is located some 5.5 miles east of the County and Market town of Carmarthen with the town of Llandeilo being some 9 miles distant.**

The property enjoys a private position set well back off the main road with far reaching views over the Tywi river valley and briefly comprises: - PORTICOED ENTRANCE PORCH, RECEPTION HALL, HOME OFFICE/STUDY, DINING ROOM, GARDEN ROOM, INNER HALL, LIVING ROOM, SHOWER ROOM, FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LANDING, 4 DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM, BATHROOM. **3 ALLOCATED CAR PARKING SPACES.** Front and side private lawned gardens incorporating a paved patio.

OIL C/H. PVCu DOUBLE GLAZED WINDOWS.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £1,250 per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

DEPOSIT: - A Deposit of **£1,442.00p** is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.



Ground Floor



Floor 1







ENERGY EFFICIENCY RATING: -

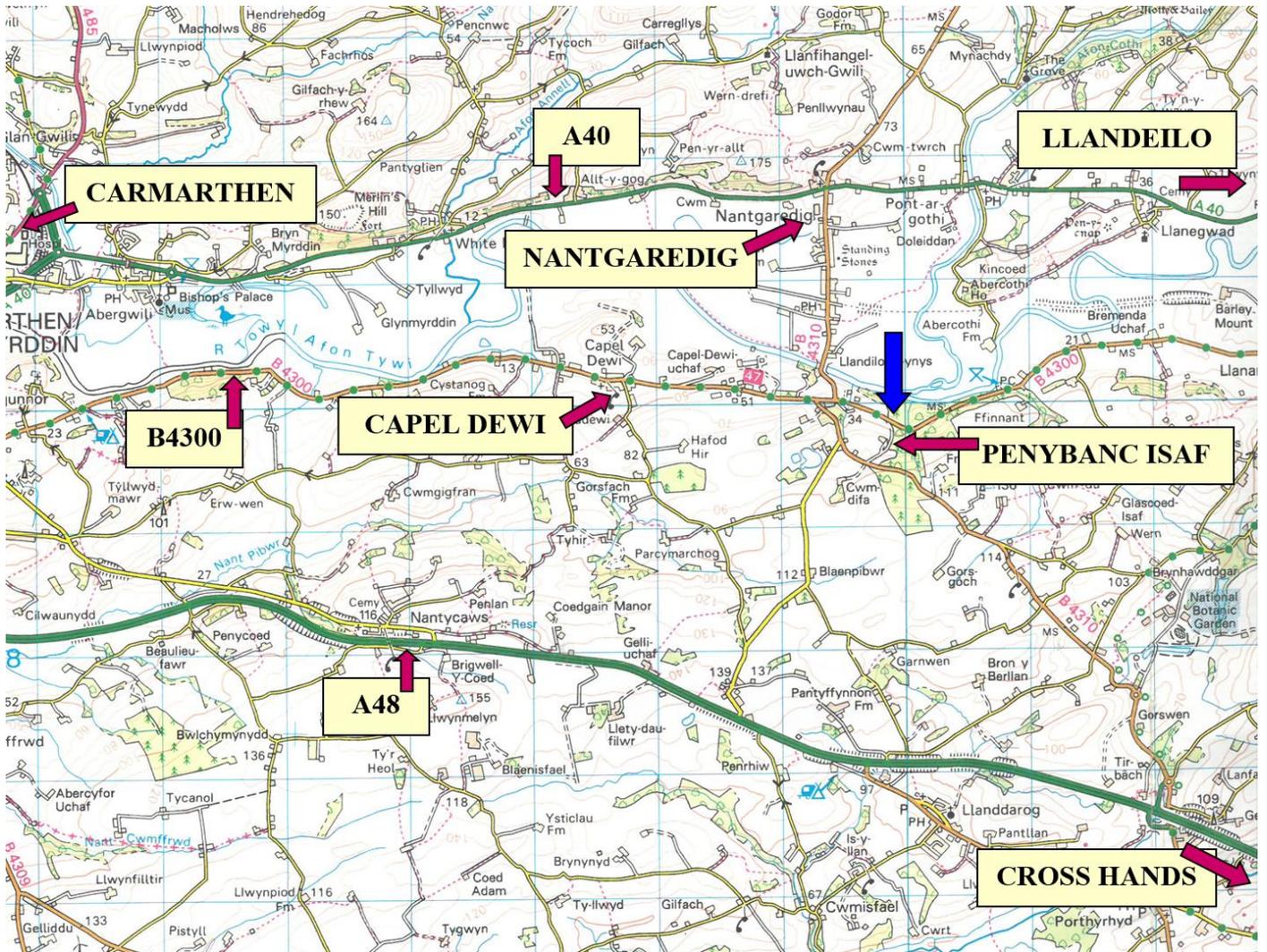
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

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

COUNCIL TAX: - BAND F. 2025/26 = £3,128.08p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - Photographs and/or any floor layout plans used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.



DIRECTIONS: - From **Carmarthen** take the **B4300 'Capel Dewi' Road** towards **Llandeilo** travelling through the village of **Capel Dewi** and **past the right hand turning** for **Porthyrhyd/Y Polyn (B4310)**. Travel **past** the left hand turning for **Station Road, Nantgaredig** and **continue for a further third mile approx.** and the **entrance lane that serves the property** will be found on the **right hand side**. Travel up this tarmacadamed private lane and **turn first right** just after the left hand turning for **'Towy House'** on a right hand bend and the property will be found a little further up on your **left hand side**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.02.2026 - REF: 7210