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Properties

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Est. 1998

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- **VERY WELL PRESENTED MODERN DETACHED BUNGALOW.**
- **4 BEDROOMS. SUN ROOM.**
- **2 WC's. OIL C/H.**
- **SHORT LEVEL WALK OF PRIMARY SCHOOL AND DOCTORS SURGERY.**
- **MUCH SOUGHT AFTER AREA AMIDST BEAUTIFUL TOWY VALLEY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **FITTED KITCHEN/DINING ROOM.**
- **PRIVATE LANDSCAPED GARDEN.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

**Portfield,**  
Station Road, Nantgaredig,  
Carmarthen, SA32 7LG

**£365,000** 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.

A modern most conveniently situated well presented traditionally constructed individually built (circa. 1980/81) **4 BEDROOMED 'L' shaped DETACHED BUNGALOW RESIDENCE** situated **bordering** farmland at the rear within **close proximity** of the 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**) some **6 miles east** of 'Glangwili General Hospital', 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 Botanic Gardens of Wales' and A48 dual carriageway at Porthyrhyd.

**FIRST TIME ON THE MARKET SINCE 1999.**

**OIL CENTRAL HEATING** with thermostatically controlled radiators - **Electric underfloor heating** to the Kitchen.

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED AND COVERED CEILINGS.**

**PLASTIC FASCIA AND SOFFIT (2013).**

**7' 11" CEILING HEIGHTS. THE VENETIAN BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL 7' 7" x 3' 9" (2.31m x 1.14m)**

with PVCu part opaque double glazed entrance door and side screen with leaded effect lights. Tiled floor. Opaque glazed door to the Inner Hall.

**SEPARATE WC** with 2 piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. PVCu opaque double glazed window. Radiator.

**INNER HALL 14' 7" x 8' 9" (4.44m x 2.66m)** with 6 power points. Radiator. Fitted shelved recess. Telephone point. Opaque glazed door to

**LOUNGE 15' 11" x 14' (4.85m x 4.26m)** with double aspect. 2 PVCu double glazed windows. Feature fireplace incorporating a wood burning room heater on polished slate hearth. TV point. 9 Power points. Radiator. **5' 7" (1.7m) wide opening to**

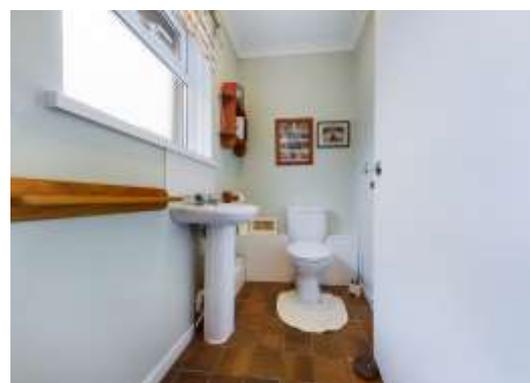
**SUN ROOM 8' 11" x 7' 5" (2.72m x 2.26m)** with laminate flooring. Radiator. Double aspect. 2 Power points. PVCu double glazed window to rear overlooking the adjoining farmland. PVCu sliding patio door to and overlooking the side landscaped garden.

**REAR BEDROOM 1 11' 5" x 8' 11" ext. to 13' 11" (3.48m x 2.72m ext. to 4.24m)** with radiator. PVCu window overlooking farmland at the rear. 5 Power points.

**FRONT BEDROOM 2 13' 11" x 7' 6" (4.24m x 2.28m)** with boarded effect laminate flooring. Radiator. PVCu double glazed window. 3 Power points.

**FITTED KITCHEN/DINING ROOM 21' x 8' 10" (6.4m x 2.69m) plus recess off** with ceramic tiled floor having **electric underfloor heating**. PVCu double glazed window to fore. Recessed spotlighting. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 'Zanussi' ceramic hob (2 induction rings), 'AEG' double oven, cooker hood, 'Siemens' dishwasher and 1½ bowl sink unit, all with solid wood worksurfaces. 11 Power points. Chrome towel warmer ladder radiator. Opaque glazed door and glass brick side screen to the Inner Hall. **BUILT-IN AIRING/LINEN CUPBOARD** with slatted shelving and radiator. Opaque glazed door to

**UTILITY ROOM/STUDY 9' 1" x 6' 8" (2.77m x 2.03m)** with radiator. 4 Power points. Telephone point. PVCu double glazed window to side. PVCu part opaque double glazed door with leaded effect lights to outside. Door to the Integral Garage.



## HALL

**REAR BEDROOM 3 13' 11" x 11' 4" (4.24m x 3.45m) overall** with PVCu double glazed window overlooking farmland at the rear. Radiator. Fitted triple wardrobe. Telephone point. 6 Power points.

**BATHROOM 9' 10" x 7' (2.99m x 2.13m)** with boarded effect vinyl floor covering. Part tiled walls. Radiator. Towel warmer ladder radiator. 3 Piece coloured suite comprising panelled bath, pedestal wash hand basin and WC. Tiled double quadrant shower enclosure with plumbed-in shower over.

**REAR BEDROOM 4 13' 11" x 11' 4" (4.24m x 3.45m) overall** with radiator. PVCu double glazed window overlooking the farmland at rear. Fitted triple wardrobe. 7 Power points.

## EXTERNALLY

Tarmacadamed entrance drive providing ample private car parking/turning. Post and rail fenced lawned/decoratively stoned/paved pathway to one side. Rear paved/decoratively stoned garden with paved patio abutting farmland at the rear. There is to the other side a part enclosed close boarded fenced **landscaped lawned garden** with raised vegetable beds, decorative/slate beds, herbaceous border and 'Indian' slate paved sun terrace. The side garden enjoys a sunny southerly aspect and affords a good degree of privacy. **OIL STORAGE TANK. OUTSIDE LIGHT AND WATER TAP. GARDEN STORE SHED.**

**INTEGRAL GARAGE 16' 8" x 9' 2" (5.08m x 2.79m)** with PVCu part opaque double glazed window to side. Range of fitted base and eye level storage units. Access to loft space. Sink unit. Plumbing for washing machine. 'Worcester Heatslave 20/25' oil fired central heating combi boiler. C/h thermostat. 6 Power points.







**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**' and the property will be found a little way down on the **left hand side just before** and **opposite** the Primary School.

**ENERGY EFFICIENCY RATING:** - D (61).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2618-2021-7293-1417-9904.

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

**COUNCIL TAX:** – BAND E 2021/22 = £2,021.69p. **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

29.01.2022 - REF: 6305