

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- AVAILABLE LONG TERM.
- 4 BEDROOMS. 2 BATHROOMS/WC's.
3 LIVING ROOMS.
- FRONT, SIDE AND REAR GARDENS.
- COUNCIL TAX: - BAND F. 2025/26-£3,128.08p.
- DEPOSIT: - £1,096. EPC RATING: - E (40).
- WELL PRESENTED DETACHED 'COTTAGE
STYLE' FARMHOUSE.
- AMIDST BEAUTIFUL TYWI RIVER VALLEY.
- 2 DESIGNATED CAR PARKING SPACES.
- MIDWAY CARMARTHEN AND LLANDEILO.

Dan yr Allt
Llanarthne
Carmarthen SA32 8JX

RENT - £950 per Calendar month
INCLUSIVE of water rates and the
maintenance of the garden but
EXCLUSIVE of all other charges.

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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.



TO LET - MIDWAY CARMARTHEN AND LLANDEILO

A well presented **4 BEDROOMED/3 RECEPTION ROOMED DETACHED 'COTTAGE STYLE' FARMHOUSE** with 2 designated car parking spaces, outside WC, covered storage area with outside oil fired boiler together with front, side and rear lawned gardens situated set well back off the road amidst the beautiful Tywi river valley adjacent to 'Cwtsh y Clos Nursery' within $\frac{3}{4}$ of a mile of Llanarthne, is within 2.5 miles of the Doctors Surgery and Primary School at Nantgaredig, is within 3 miles of the A40 trunk road, is within 4 miles of the A48 dual carriageway at Porthyrhyd, is within 7 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen and the property is located within 8 miles of the town of Llandeilo. The M4 Motorway being approximately 12.5 miles distant.

The accommodation is set out over two floors and briefly comprises: - ENTRANCE PORCH, RECEPTION HALL, SITTING ROOM, LIVING ROOM, DINING ROOM, FITTED KITCHEN, REAR PORCH, LANDING, **4 BEDROOMS**, EN-SUITE SHOWER ROOM/WC, BATHROOM. **2 WC's**. Front, side and rear gardens. **2 DESIGNATED PRIVATE CAR PARKING SPACES**.

OIL C/H. PVCu DOUBLE GLAZED WINDOWS. PARTLY FURNISHED.

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

RENT: - £950 per calendar month **INCLUSIVE** of Water Rates and the maintenance of the garden but **EXCLUSIVE** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of £1,096 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.









DIRECTIONS: - From **Carmarthen** take the **B4300 'Capel Dewi Road'**. Travel **through** the village community of Capel Dewi **continuing** past the right hand turning for Porthyrhyd and left hand turning for Nantgaredig **towards Llandeilo** and having travelled for a **further 1.5 miles turn right** into a tarmacadamed lane **opposite 'Bremenda Uchaf' homestead** and **signposted 'Cwtsh y Clos Nursery'**. Continue to the **end of this short privately maintained lane** and the property will be found on the right hand side.

ENERGY EFFICIENCY RATING: - E (40).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2128-9170-0115-2611-6797.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.04.2025 - REF: 7029