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## Oak Tree Cottage, Pontargothi, Nr Nantgaredig, Carmarthenshire, SA32 7NH

**Offers Over £475,000 ono**

A lovely south facing property in an idyllic location in the TOWY VALLEY. An exceptional DETACHED 3 BEDROOM DORMER BUNGALOW, peacefully situated in the highly sought-after village of Pontargothi, nr Nantgaredig with 3 RECEPTION ROOMS, A SEPARATE SELF CONTAINED 1 BEDROOMED ANNEXE, A DETACHED GARAGE / HOME OFFICE AND GENEROUS WELL KEPT GROUNDS, providing an idyllic retreat for outdoor BBQs etc; all backing onto an open field on the edge of the village and just 6.5 miles from the county town of Carmarthen or 8 miles from Llandeilo. No onward chain. VIEWING HIGHLY RECOMMENDED.

## LOCATION & DIRECTIONS

Peacefully set at OS Grid Ref SN 508 219 on a short private cul de sac on the edge of the Towy valley village of Pontargothi. The ever popular village of Nantgaredig (with its Doctors Surgery and Primary School) is just 1 mile away, while the county town of Carmarthen is approx 6.5 miles away. Llandeilo is approx 8 miles away. From Carmarthen, follow A40 as if heading towards Llandeilo. Proceed through Abergwili, Nantgaredig and on to the next village. Immediately before the Salutation Inn, turn left and continue for approx 100 yards before turning into a short cul de sac on the right. The property will be seen on the left.

## CONSTRUCTION

We understand the residence was built around 1987 of brick / block cavity walls with elevations rendered and painted under a pitched tiled roof, to provide the following spacious well kept accommodation. FRONT STORM PORCH with a tiled floor.

## LIVING ROOM

16'6" x 11'6" (5.051 x 3.527)



Having a feature exposed stone fireplace and patio doors to rear gardens.

## KITCHEN / BREAKFAST ROOM

16'7" x 15'5" (5.058 x 4.708)

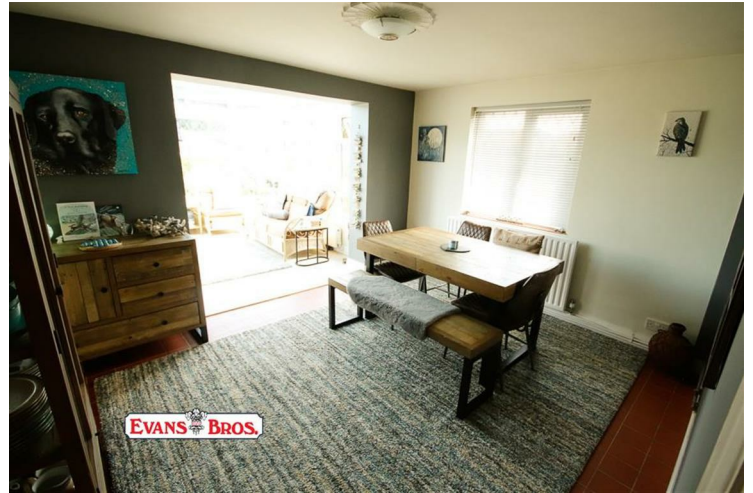


This central living space has oak base and eye-level units with polished granite worktops- incorporating Belfast sink, Belling range cooker and Neff dishwasher. There is a matching

breakfast island and a free standing American style fridge freezer. Red quarry tile floor and exposed stone chimney breast. Under stairs storage cupboard.

## DINING ROOM

12'7" x 10'6" (3.849 x 3.208)



A light, bright room open to the conservatory making an excellent living / entertainment space.

## CONSERVATORY

11'9" x 10'10" (3.583 x 3.325)



A very good quality addition with a rendered brick plynth and glass to all elevations.

## UTILITY ROOM

9'2" x 6'10" minimum (2.805 x 2.086 minimum)

Red tiled floor and fitted with a range of storage units and with plumbing for an automatic washing machine. Glazed rear door and good sized BOOT AREA to the side.

## SHOWER ROOM

6'4" x 6'0" (1.940 x 1.852)



Beautifully tiled and fitted with a modern white 3 piece suite comprising a WC, pedestal washbasin and a good sized corner shower cubicle.

## FIRST FLOOR

"L" shaped LANDING with a loft access, an airing cupboard to the side.

## BEDROOM 1

12'0" x 11'6" (3.658 x 3.524)



This double aspect room has exposed floorboards, two double hanging wardrobes to the side and matching drawers and cupboards. Dormer window to front and eaves storage cupboard.

## BEDROOM 2

8'1" x 13'5" (2.470 x 4.099)



Two double hanging wardrobes, dormer window and eaves storage cupboard.

## BEDROOM 3

10'5" x 6'10" (3.195 x 2.101)



Double aspect room with dormer window and eaves storage cupboard.

## BATHROOM

10'5" x 5'9" (3.195 x 1.753)



Having panelled walls and equipped with a modern white 3 piece bathroom suite comprising a panelled bath, WC and pedestal washbasin. Eaves storage cupboard to one side.

## THE ANNEXE (THE ACORN).

This tastefully appointed building would be ideal for a dependent relative or as an holiday investment. Currently a single storey annexe, there are photos showing the height of the first floor boarded out loft, should prospective buyers want to use the additional space.

## LIVING ROOM

15'10" x 8'4" (4.837 x 2.55)



With a red tiled quarry floor and picture window overlooking open fields.

## KITCHEN AREA

8'4" x 5'6" approx (2.56 x 1.7 approx)



Fitted with good range of units. Window and door onto own enclosed private garden.

## BEDROOM

13'7" x 8'9" (4.165 x 2.686)



Having built in mirrored double hanging wardrobe to one side and patio doors to the other- opening onto enclosed private garden.

## EN-SUITE BATHROOM

6'9" x 5'6" (2.074 x 1.694)



Fitted with a modern white 3 piece bathroom suite inc a WC, pedestal washbasin and bath - with an electric shower over.

## EXTERNALLY



To the front of the dwelling there is a rectangular shaped lawned area with a post and rail fence. To the one side, there is a good sized gravelled hardstanding (big enough for at least

4/5 vehicles) and a detached SINGLE GARAGE / HOME OFFICE. At the moment, this has been converted to a HOME OFFICE, a TOILET and good sized STORE ROOM, but the cost of changing it back to a garage would be comparatively small. To the side of the garage is a greenhouse and raised beds, while To the rear of the house is a patio area facing the morning sun and backing onto open fields. To the other side of the property is another patio/entertaining area and lawned grounds -ideal for children and pets. We believe the whole plot extends to approx quarter of an acre.

### **SERVICES**

Mains electricity, water and drainage. Full oil fired central heating. Full double glazing.

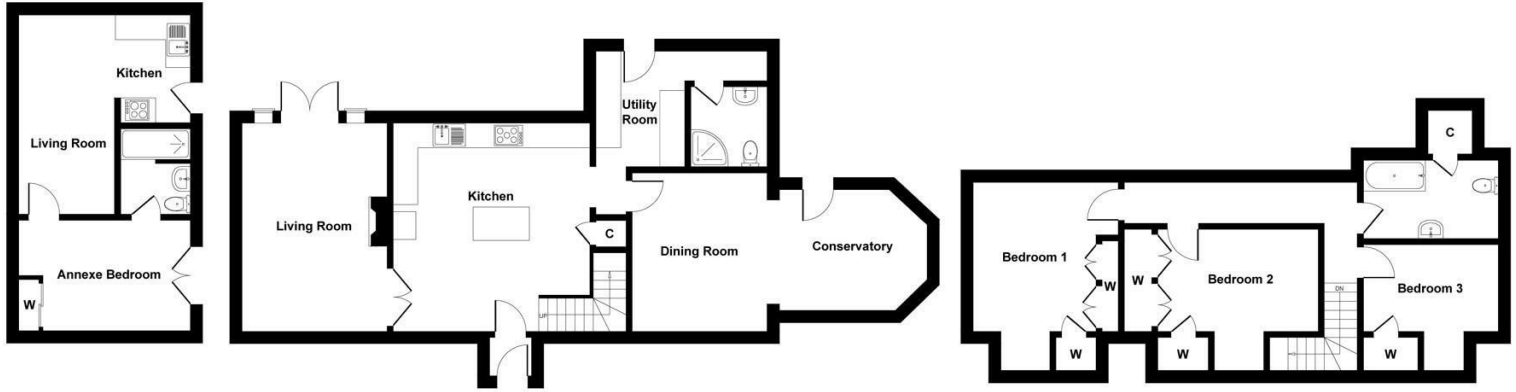
### **BOUNDARY PLAN**



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### **COUNCIL TAX**

We understand the property is in Council Tax band F and that the Council Tax payable for the 2023 / 2024 financial year is £2,571 which equates to approximately £214.25 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>79</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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