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Nant Y Dderwen, 21 Llys Y Ferin, Pontargothi, Nr Nantgaredig, Carmarthenshire, SA32 7NF **Reduced To £410,000 ono**

A very impressive DETACHED, exceptionally well presented and conveniently set freehold bungalow in EXCELLENT CONDITION and comprising 2 LIVING ROOMS, A CONSERVATORY, FITTED KITCHEN / BREAKFAST ROOM, 4 BEDROOMS (1 EN-SUITE) and boasting FULL OIL FIRED CENTRAL HEATING AND FULL PVC DOUBLE GLAZING. The good sized grounds are easily maintained and include an INTEGRAL SINGLE GARAGE / WORKSHOP, and enclosed low maintenance grounds, patio etc; all on a sought after private cul de sac on the edge of a POPULAR VILLAGE IN THE TOWY VALLEY and approx 6 miles from Carmarthen, just 1 mile from Nantgaredig and 9 miles from Llandeilo.

LOCATION & DIRECTIONS

What3Words location: ///freshen.anguished.organic
Conveniently situated at OS Grid Ref SN 509 218 in a corner position on a small private residential cul de sac in the popular village of Pontargothi in the Towy Valley, mid-way between Carmarthen and Llandeilo, and one mile from Nantgaredig which has a popular Primary School and a very well respected Medical Centre. The county town of Carmarthen is approx 6.5 miles to the west and offers a fantastic range of amenities inc a regional hospital, 2 secondary schools, multi-screen cinema, numerous supermarkets, a leisure centre, mainline train station etc. From Carmarthen take the A40 east as if heading towards Llandeilo, passing through the village of Nantgaredig. In the village of Pontargothi, pass the Salutation Inn on the left and take the first turning left into Llys Y Ferin. At the junction, turn right and the property will be seen on the right.

CONSTRUCTION

We understand the property was built in the 1980s, of brick / block cavity walls, with elevations part rendered and painted and part exposed under a pitched concrete tiled roof, to provide the following spacious and very well maintained accommodation. SPACIOUS FRONT ENTRANCE HALL with a large built in double airing cupboard and a separate storage cupboards. PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE.

OPEN PLAN LOUNGE / DINING ROOM

15'5" x 14'2" (4.72 x 4.34)



With a decorative brick fireplace housing an electric fire, and a wooden TV stand

DINING ROOM

14'1" x 8'7" (4.3 x 2.63)



With a window to the rear and a connecting archway to the Lounge.

KITCHEN / BREAKFAST ROOM

16'11" x 12'5" (5.16 x 3.8)



Having A Tiled floor and an excellent quality range of matching base and eye level units incorporating a stainless steel sink, an integrated washing machine, integrated dishwasher and fridge. Top quality Leisure cooking range including 2 electric ovens, a grill and 5 ceramic hobs. Matching eye level units incorporating an extractor fan and integrated spotlights. Breakfast bar to side and the door off to the integral garage.

CONSERVATORY

15'3" x 12'6" (4.65 x 3.82)



A stunning addition with a ceramic tiled floor, knee high brick plinth, glazing to three elevations and French doors to the side patio.

FRONT DOUBLED BEDROOM 2

12'4" x 10'10" (3.76 x 3.32)



Having a fitted wardrobes.

FRONT MAIN DOUBLE BEDROOM 1

13'9" x 11'8" (4.21 x 3.58)



Excellent quality fitted wardrobes to one elevation.

FRONT DOUBLE BEDROOM 3

12'2" x 10'0" (3.71 x 3.07)



With 2 fitted wardrobes and a vanity unit.

EN-SUITE SHOWER ROOM

6'6" x 4'9" (1.99 x 1.46)



Fully tiled and fitted with a white suite comprising a WC, corner shower cubicle and pedestal washbasin.

REAR BEDROOM 4 / STUDY

12'4" x 8'11" (3.76 x 2.73)



Fitted wardrobe.

FAMILY BATHROOM

8'0" x 7'9" (2.45 x 2.38)



Having fully tiled floors and walls and fitted with a white four piece bathroom suite, comprising a panelled bath, pedestal wash basin, WC and shower cubicle. Wall mounted stainless steel heated towel rail.

EXTERNALLY



To the front of the bungalow there is a good sized tarmac drive / hard-standing big enough for 2 or three vehicles. To the side there is a LEAN-TO CARPORT and an INTEGRAL SINGLE GARAGE / WORKSHOP (housing the Worcester oil fired boiler and having an electric roller door and loft access) while to the rear, there is a good sized enclosed low maintenance graveled garden with a paved patio, shrubs etc.

SERVICES

Manage electricity, water and drainage. Full oil fired central heating. Full UPVC double glazing. Full loft insulation.

BOUNDARY PLAN

PLEASE NOTE THIS 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.

Approx Gross Internal Area
170 sq m / 1825 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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