

# EVANS BROS.

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**6 Llys Y Ferin, Pontargothi, Nr Nantgaredig, Carmarthenshire, SA32 7NF**

**Offers Around £365,000 ono**

OFFERED FOR SALE ON THE INSTRUCTIONS OF THE EXECUTOR OF THE PREVIOUS OWNER. An exceptionally well presented double fronted DETACHED conveniently set modern freehold TOWY VALLEY BUNGALOW, in very good condition and comprising 2 LIVING ROOMS, A CONSERVATORY, 3 BEDROOMS (1 EN-SUITE) FAMILY BATHROOM AND UTILITY ROOM. The conveniently set bungalow benefits from full OIL FIRED CENTRAL HEATING, FULL UPVC DOUBLE GLAZING, AN INTEGRAL SINGLE GARAGE / WORKSHOP and good sized low maintenance grounds. The ever popular village of Nantgaredig is just 1 mile away, while the county town of Carmarthen is approximately 6.5 miles away. Empty property - No onward chain and ready for immediate occupation.

## LOCATION & DIRECTIONS

What3Words location: ///domain.prompting.camera  
Conveniently situated at OS Grid Ref SN 507 217 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. Number 6 will be seen in the corner identified by an Evans Bros "For Sale" board.

## 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 two pitched concrete tiled roof, to provide the following spacious and very well maintained accommodation. SPACIOUS FRONT ENTRANCE HALL with a built in airing cupboard, two separate storage cupboards and a loft access. PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE.

## CLOAKROOM

5'6" x 4'10" (1.68 x 1.48)

With a low level WC and pedestal wash basin.

## LIVING ROOM

17'11" x 14'7" (5.47 x 4.47)



Having a feature coal effect inset fire in an attractive marble surround and two windows. Good sized dining area.

## KITCHEN / BREAKFAST ROOM

13'0" x 11'1" (3.98 x 3.39)



Fitted with the good quality range of base and eye level unit incorporating a single drainer twin bowl sink, a Neff oven, 4 ring ceramic hob, a separate Siemens oven and an integrated fridge. Ample formica type worktops and I level units comprising an extractor fan. Breakfast bar and half glazed side door.

## UTILITY ROOM

10'0" x 4'11" (3.05 x 1.51)



Single drainer stainless steel sink, ample storage cupboards and wall mounted shelving. Door off to the integral single garage.

## DINING ROOM

18'8" x 13'8" max (5.70 x 4.17 max)



With a decorative fireplace and leaded sliding doors to the Conservatory.

## CONSERVATORY

15'1" x 10'10" (4.61 x 3.32)



Glazed to three elevations with an exposed brick plynth and a hipped polycarbonate pitched roof.

## FRONT DOUBLE BEDROOM 1

11'9" x 14'4" (3.59 x 4.39)



Having full length free-standing mirror fronted wardrobes.

## EN-SUITE SHOWER ROOM

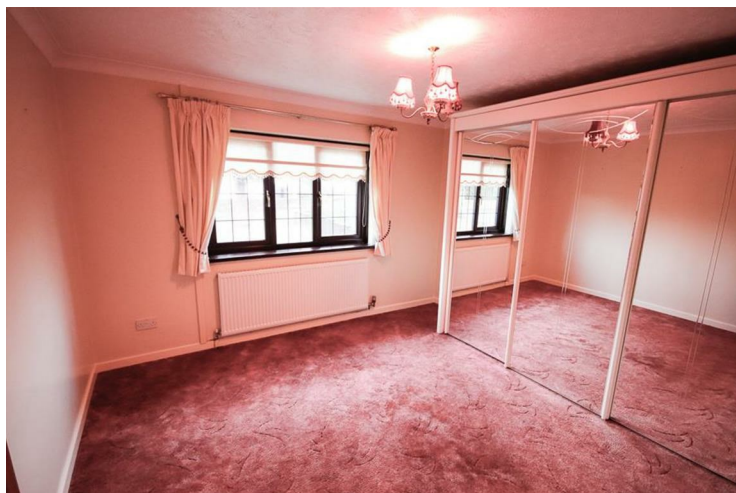
6'2" x 4'7" (1.90 x 1.40)



Fully tiled wet room, fitted with the pedestal wash basin, good size shower cubicle (with a Triton electric shower unit over) and a WC.

## FRONT DOUBLE BEDROOM 2

11'8" x 10'11" (3.57 x 3.34)



Having good sized mirror fronted wardrobes to the side.

## FRONT BEDROOM 3 / HOME OFFICE

9'0" x 10'1" (2.75 x 3.08)



Free standing bedroom suite and a wall mounted TV.

## FAMILY BATHROOM

8'4" x 8'0" (2.56 x 2.45)



Fully tiled and fitted with the champagne coloured 4 piece bathroom suite comprising a panelled bath, WC, pedestal wash basin and corner shower cubicle incorporating a Triton electric shower.

## EXTERNALLY



To the front of the bungalow, there is a good sized gravelled area with two feature Monkey Puzzle trees, a tarmac drive / hard-standing (big enough for 3 cars) leading to the INTEGRAL SINGLE GARAGE / WORKSHOP (approx 3.12m x 5.19m) having electric roller doors to front, outside tap and neatly set Worcester oil fired boiler for both the central heating and domestic hot water. To the rear, there is a good sized (approx. 75' wide) enclosed, low maintenance gravelled area (see photos) with shrubs etc.

## 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.

## AGENTS NOTES

1. Although empty, all internal viewings should be by appointment only.
2. The furniture could also be available by separate negotiation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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