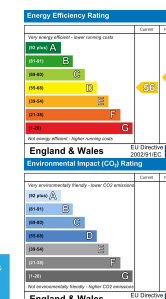


**Ty Onnen Llys Egwad, Nantgaredig, Carmarthen, Carmarthenshire, SA32**

- 7MIT**
- DETACHED HOUSE
  - FIVE BEDROOMS
  - FOUR RECEPTION ROOMS
  - BEAUTIFULLY PRESENTED
  - OFF ROAD PARKING
  - GARAGE
  - WRAP AROUND GARDEN
  - VILLAGE LOCATION
  - HEATING: OIL
  - EPC RATING: D

**£535,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



**GENERAL INFORMATION**  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band G  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/>  
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.  
CFP/REM/09/23/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

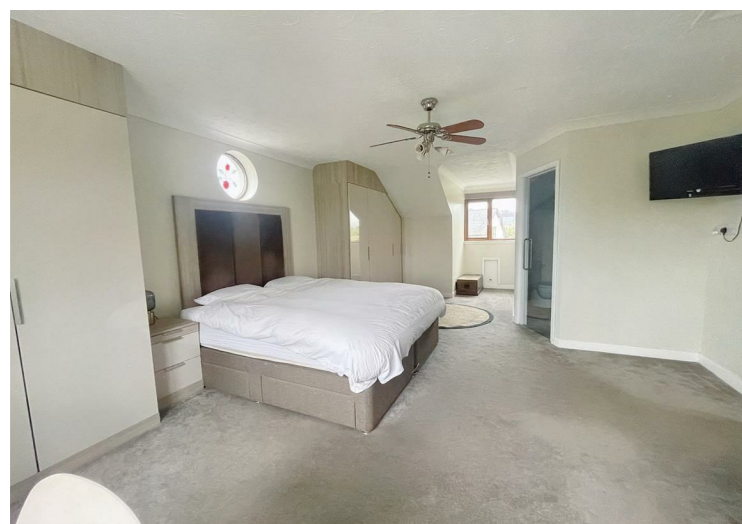
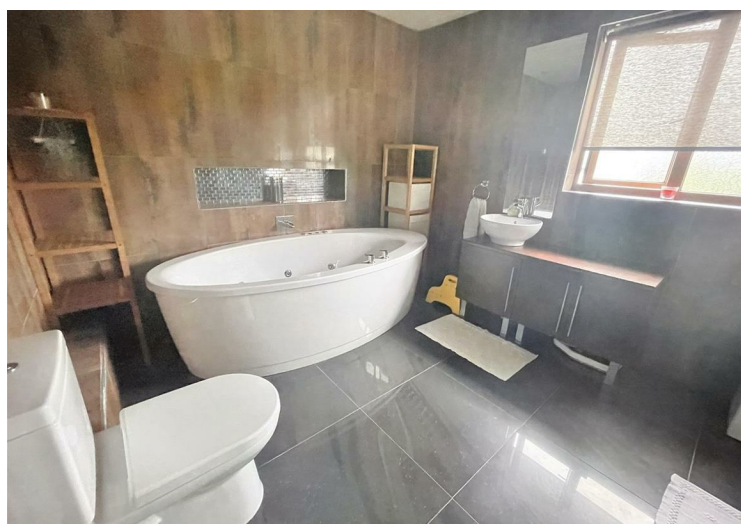
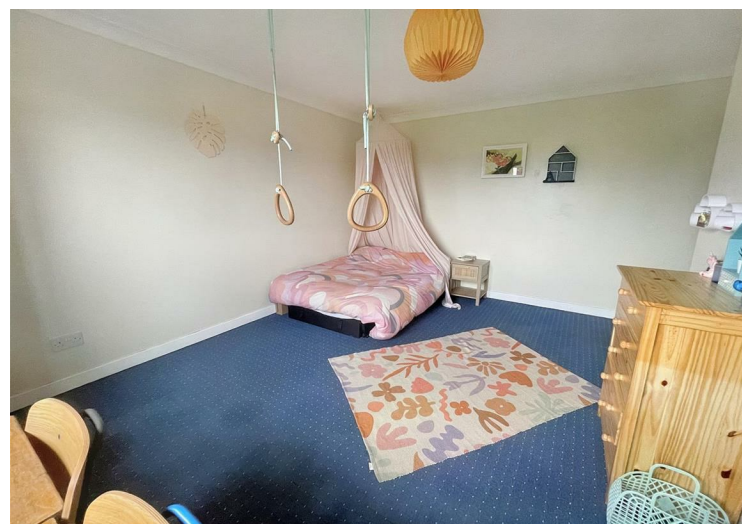
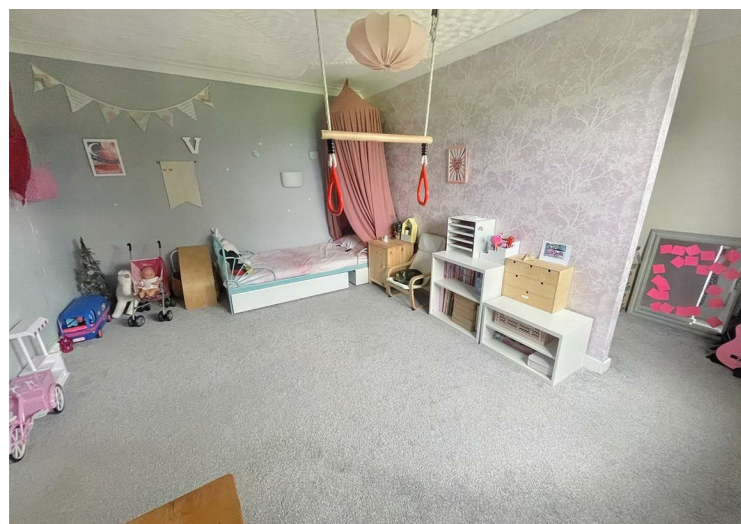
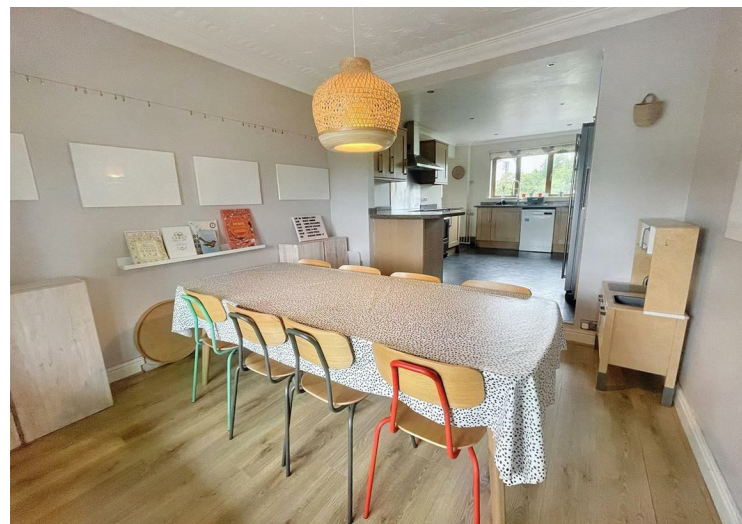


This is a fantastic opportunity to purchase this five-bedroom detached property in the popular village of Pontargothi, benefitting from ample off-road parking, a garage, a wrap-around garden and wonderful views across the fields to the front. This property would make a great family home and viewing is highly recommended to appreciate all it has to offer.

The property briefly comprises; an entrance hall, lounge which the current vendors are utilising as a playroom, living room with log burner, conservatory with doors leading out to the garden, further sitting room with French doors opening out to the patio area, open plan kitchen/diner, hallway which benefits from pantry, separate WC and utility room and also door leading out to the integral garage. Upstairs the property offers five double bedrooms, with the master benefiting from an en-suite and a family bathroom with a separate bath and walk-in shower.

Externally the property has ample off-road parking to the front with a wrap-around garden which is surrounded by a good selection of mature trees and shrubs. The garden is made up of many different areas, with lawns, patios and a wonderful vegetable patch. This garden offers the new owners a wonderful opportunity to create their own piece of the good life, whether it's growing all their own vegetables or a beautiful garden with space for the children to play.

Pontargothi and neighbouring village Nantgaredig are semi-rural villages nestled in the Towy Valley. Situated on the river Towy, the villages benefit from a variety of pubs, a high-end restaurant and a private health club which includes a gym and swimming pool. Nantgaredig has a bilingual primary school catering for children between the ages of 4 and 11. Local attractions include the National Botanic Garden of Wales, Aberglasney House & Gardens, Dryslwyn Castle, Dinefwr Park & Castle and Brechfa Forest.



### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto A4242. Go through 1 roundabout. Turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484. At the roundabout, take the 2nd exit onto A40. At the roundabout, take the 2nd exit and stay on A40. In 4.9 miles turn left onto Llys-Y-Ferin. Turn right onto Llys Egwad. The property will be the last one on your left. What3Words Reference: ///group.whizzing.oxidation

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.