







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.

COUNCIL TAX: Band 'D'

HEATING: Air Source Heat Pump

ref: IK/ LLE / FEB/ 25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps https://www.facebook.com/westwalesproperties/

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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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Ty Dyffryn Nantgaredig, Carmarthen, Carmarthenshire, SA32 7NJ

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- REAR GARDEN
- HEATING AIR SOURCE HEAT PUMP
- THREE BEDROOMS
- VILLAGE LOCATION
- OFF ROAD PARKING
- SOLAR PANELS
- EPC RATING B



£325,000

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A great opportunity to acquire a beautiful character semi-detached house, located in the sought after area of Nantgaredig. Split over three levels, this lovely three bedroom property is perfect for families looking for a comfortable home. The property features two reception rooms, providing versatile spaces for entertaining, relaxing, or creating separate living and dining areas. Further accommodation includes a classic shaker style kitchen with utility room, a downstairs family bathroom, and an additional shower room. Viewing is highly recommended to appreciate all it has to offer!

Located in a charming village setting, the home offers a peaceful countryside lifestyle while still being conveniently close to local amenities. The rear garden is a true highlight, offering a private outdoor space for gardening, summer barbecues, or simply unwinding after a long day.

Practicality is at the forefront with a detached garage, ideal for secure parking or additional storage, as well as off-road parking to accommodate multiple vehicles. To top it off, the property is fitted with solar panels, offering eco-friendly living and energy savings.

Don't miss this opportunity to own a beautiful home in a tranquil village location. Contact us today to arrange a viewing!

Nantgaredig and neighbouring Pontargothi are semi-rural villages nestled in the Towy Valley. Situated on the river Towy, the villages benefit from pubs, restaurants, and a private gym and swimming pool. Nantgaredig has a bilingual primary school catering for children between the ages of 4 and 11 and is within easy distance (6 miles) of the County town of Carmarthen with all its amenities and facilities.







DIRECTIONS

From Carmarthen take the A40 towards Llandeilo. After approximately six miles, you enter the village of Nantgaredig. Continue through village of Nantgaredig and Pontargothi, then turn right into the hamlet of Llanegwad. Follow the road down to the left, passing Jones electrical on your left. The property will be located on the left hand side. What/Three/Words:///stone.chuck.asteroid

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.