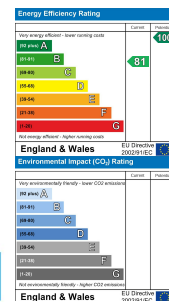


## Ty Dyffryn Nantgaredig, Carmarthen, Carmarthenshire, SA32 7NJ

- 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**

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



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**The Agent that goes the Extra Mile**







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