

GENERAL INFORMATION
VIEWING: By appointment with the Agents.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
PLEASE NOTE: We are advised this property is served by private drainage.
TAX BAND: E Carmarthen
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

We would respectfully ask you to call our office before you view this property internally or externally

EJL/SLE/12/2020/OK/EJL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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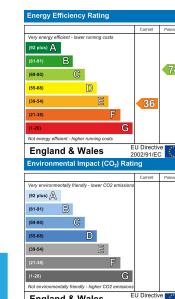


Pencnwc Abergorlech Road, Felingwm Isaf, Carmarthen, Carmarthenshire, SA31 7RA

- 0.5 Acres
- Study and Snug
- En-Suite and Family Bathroom
- Conservatory
- Garage
- Open Plan Lounge/Kitchen/Dining Room
- Four Bedrooms
- Utility Room
- Summer House
- EPC Rating: F

£375,000

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The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILAVBLE** **0.5 ACRES****

Elevated and set in approximately 0.5 acres, this charming Four Bedroom Detached Character property is located approximately 7 miles from Carmarthen Town. Oozing charm and original features the accommodation comprises: Entrance Hall with tile floor, Study, Open Plan Lounge / Dining Room with feature log burning fireplace and steps up to Snug with feature fireplace, Kitchen with fitted units and range cooker, Utility Room with extra worktop space and patio door door to the side of the property where the oil tank is sited, and Conservatory with patio doors leading to the rear garden of the property. The first floor comprises Three Double Bedrooms and the Family Bathroom with shower over bath. The Master Bedroom and En-suite are situated under the eaves in the converted attic space with views over the rear garden.

Externally, a brook runs by the gated path which leads to the property. The garden is tiered and sloping and laid mainly to lawn with a vegetable patch, greenhouse, summer house, shed and old derelict stone built outbuilding at the very rear. Elevated to make the most of the countryside views this property is a haven for wildlife a real countryside retreat.

The County town of Carmarthen with its excellent transport links, both rail and road, lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, and The West Wales General Hospital and is only 8 miles from the beautiful beach of Llansteffan. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, and a Vue Cinema.

Entrance Hall

3'10" x 8'2" (1.17m x 2.51m)

Lounge / Dining Room

11'2" x 22'2" (3.41m x 6.78m)

Kitchen

9'11" x 10'9" (3.04m x 3.30m)

Utility Room

8'4" x 9'1" (2.55m x 2.79m)

Study

10'1" x 11'10" (3.08m x 3.63m)

Snug

14'10" x 8'2" (4.54m x 2.51m)

Conservatory

10'11" x 11'10" (3.33 x 3.61)

Landing

22'4" x 4'10" (6.81m x 1.49m)

Bedroom 2

10'7" x 11'11" (3.23m x 3.65m)

Bathroom

10'6" x 9'11" (3.22 x 3.03m)

Bedroom 3

10'0" x 11'5" (3.07m x 3.48m)

Bedroom 4

10'1" x 10'6" (3.09m x 3.22m)

Master Bedroom

13'1" x 12'5" (20'4" max) (height 6'4" max) (3.99m x 3.80m (6.20m max) (height 1.94m max))

En-Suite

4'4" x 7'7" (1.34m x 2.32m)



DIRECTIONS

Taking the A40 to Llandeilo out of Carmarthen, proceed until you come into Nantgaredig on the A40. Take the first turning on the left at the crossroads. Continue along this road for approximately 1.6 miles where there is a long righthand bend. The property can be found set back on the left hand side of the road on the bend.

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