

**Sold  
STC**



## **Plot 2, Station Road, Nantgaredig SA32 7LQ**

**Offers in the region of £500,000**

**New Build Properties In Popular Sought After Area  
Executive Style Four Bedroom  
Cul-De-Sac Location In Centre Of Village  
Picturesque Location  
EER 80**

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NT/BT/66103/070319

## DESCRIPTION

Currently Under Construction:

An exclusive development of executive style 4 bedroom detached properties situated in the sought after village of Nantgaredig. Set in the heart of the Towy Valley, a picturesque location midway between the towns of Carmarthen and Llandeilo. The first of 4 houses is nearing completion. Anybody interested may have input on the finishes of the kitchens, bathrooms, floors, etc. Completion of the first property should be August/September 2019. A quiet cul-de-sac location with glazed full length double-glazed windows to the hallway and landing, superb open plan kitchen/dining room opening out to sun room with separate lounge, 4 bedroom accommodation which could easily be changed to 5 bedrooms and detached garage is also included. Early enquiries are recommended for this select development.

## SITUATION

Situated in a sought after rural village location in the picturesque Towy Valley famed for its salmon fishing on both the Towy River and the Cothi River. The village itself offers public house, rugby club, junior school and doctors surgery and is 6 miles approximately from Carmarthen town which offers an excellent traditional and modern shopping centre with national retailers. The National Botanic Gardens Of Wales are 3 miles approximately, Llandeilo town is 7 miles approximately now well known for its quaint bars and eateries and also being conveniently situated for Pembrey Country Park, Laugharne, Pendine and the Pembrokeshire Coastline.

## THE PROPERTY

The property is being built by a reputable local builder with timber framed finish, slate roof, LP Gas central heating system and double-glazing. Early bird enquiries will have an input on the kitchen finishes which also includes electric cooking range and finishes to the bathroom can be negotiated. The developer, European Homes, have built houses in the area for many years and you are encouraged to view the property and negotiate the finishes to the property itself.

## RECEPTION HALLWAY

Door to reception hallway, door off to:

## CLOAKROOM

WC, wash hand basin.

## KITCHEN

24'6 x 20'4/10'8 (7.47m x 6.20m)  
Kitchen to be agreed subject to a PC sum. Will include an Everhot electric cooking range.

## SUN LOUNGE

14'8 x 11'8 (4.47m x 3.56m)

## LOUNGE

24'6 x 13'8 (7.47m x 4.17m)

## FIRST FLOOR LANDING

Doors off to:

## STUDY

## FAMILY BATHROOM

10'6 x 7'6 (3.20m x 2.29m)

## BEDROOM 1

13'8 x 12'2 (4.17m x 3.71m)

## EN SUITE SHOWER ROOM

WC, wash hand basin.

## BEDROOM 2

14'8 x 11'8 (4.47m x 3.56m)

## BEDROOM 3

13'8 x 12'3 (4.17m x 3.73m)

## BEDROOM 4

12' x 10'7 (3.66m x 3.23m)

## STUDY BEDROOM 5

12'6 x 11'2 (3.81m x 3.40m)  
A lovely area with full length window to front. Ideal as sitting and reading area, office or similar.

## EXTERNALLY

Garage with up and over door, side pedestrian access. Attic space ideal for storage. Solar panels to roof.

## SERVICES

We are advised that mains water, electricity and drainage are connected. Oil central heating system.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

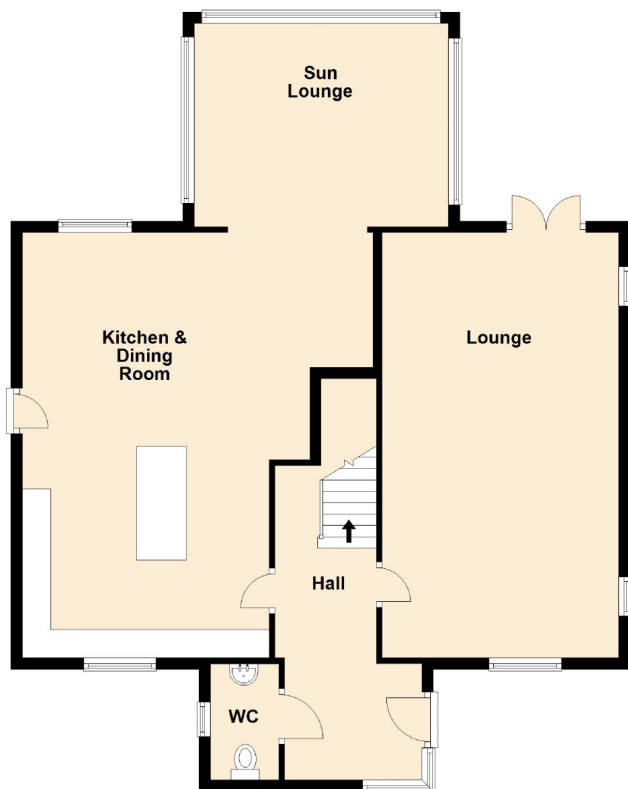
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen, take the A40 east signposted Llandeilo travelling through the villages of Abergwili, Whitemill and onto Nantgaredig. In the village, turn right into Station Road passing the school and the doctors surgery. Continue on for approximately 100 yards and the site will be found on the left-hand side shown by our John Francis For Sale Board.

## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



## First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

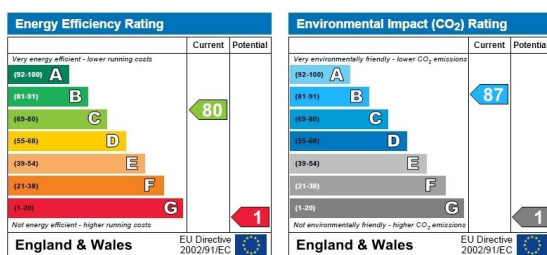


Plot 1 Station Road

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**John.  
Francis**