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14 Offices Across South Wales

**Green Acres
Rhydargaeau
Carmarthen
SA32 7DT**

Price £330,000



- Modern Detached Split Level Type 4 Bed Family Home
- Quiet Spot & Delightful Open Views
- Popular Village Location
- Spacious Family Sized Accommodation
- Ent Hall, Living Room, Kitchen/Diner, 4 Beds, Shower Room
- Good Sized Corner Plot Adjoining Quiet Minor Lane
- Car Parking Driveway & Garage
- Lovely Gardens Inc Patio/Seating Area To Relax
- Balcony Area Taking Advantage Of Super Views
- Only 10 Minutes From Carmarthen & Glangwili Hospital

General Description

A well presented detached 4 bedroom split level type property having a good sized corner plot with lovely open views across open countryside. The property offers spacious family sized accommodation with large living room from which lovely views can be enjoyed, with lower ground floor providing kitchen/breakfast room. Occupies a quiet spot adjoining a country lane within the village of Rhydargaeau being only some 10 minutes drive to Glangwili Hospital and Carmarthen town centre.

EPC Rating: D55



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Rhydargaeau, Carmarthen, Carmarthenshire.

Property Description

A most pleasantly and conveniently located detached family property commanding delightful rural views across open countryside within the popular village of Rhydargaeau. The property is a split level type dwelling benefiting from a large corner plot being easily accessible to all amenities.

The property offers spacious family sized accommodation including entrance hall, 4 bedrooms, shower room and large living room 25' x 11'8 taking in the lovely views on offer, with stairs leading down to lower ground floor providing kitchen/breakfast room.

Outside there is a good sized corner plot with driveway providing ample car parking area leading to garage, rear garden areas with patio seating area to relax and enjoy, balcony to take advantage of the lovely views on offer and garden shed.

The village of Rhydargaeau offers regular bus route with the town of Carmarthen and Glangwili Hospital being only approx. 5 miles away.

Entrance Hall

Front entrance door, access to loft space, built in store cupboard, doors to:

Bedroom 1 (13' 0" x 12' 00") or (3.96m x 3.66m)

Window to rear, radiator.

Bedroom 2 (11' 10" x 9' 11") or (3.61m x 3.02m)

Radiator, window to front.

Bedroom 3 (11' 08" x 7' 11") or (3.56m x 2.41m)

Window to front, radiator.

Shower Room (12' 00" Max x 5' 07" Max) or (3.66m Max x 1.70m Max)

Modern suite comprising double shower cubicle, wash basin, WC, tiled walling, heated towel rail, tiled flooring, window to rear.

Bedroom 4 (12' 00" x 8' 05") or (3.66m x 2.57m)

Radiator, window to rear.

Living Room (24' 03" x 11' 11") or (7.39m x 3.63m)

Most spacious room with double aspect windows commanding super views of the surrounding countryside, 2 radiators, spiral staircase leading down to lower ground floor.

Rhydargaeau, Carmarthen, Carmarthenshire.

Lower Ground Floor Kitchen/Dining Area (23' 11" x 11' 08") or (7.29m x 3.56m)

Range of fitted base and wall cupboards with central island, sink unit with mixer tap, electric cooker and 4 ring hob, plumbing for washing machine and dryer, tiled walling, radiator, rear entrance door,, double aspect windows.

Outside

The property benefits from a good sized corner plot with tarmac based driveway/forecourt providing ample car parking area, and leading to detached Garage - 18'7 x 12'2 with up and over door with power and lighting connected, Worcester oil fired boiler. Side gated pedestrian access with rear gardens with lawned area and attractive patio/seating area, gravelled area with balcony from which lovely views can be enjoyed. Incorporated within the dwelling at the rear is a useful garden store.

Broadband and Mobile phone

Broadband is available in the area, mobile phone signal varies depending on network provider - please contact your provider for further information.

Services

Mains electricity, mains water, mains gas, oil fired central heating.

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the main A485 Lampeter road and continue up passing through the village of Peniel until arriving at Rhydargaeau. Proceed through the village passing the bus stop on your right, and take the next right turning at small junction. Continue down the small lane and the property is located further down on the right.

