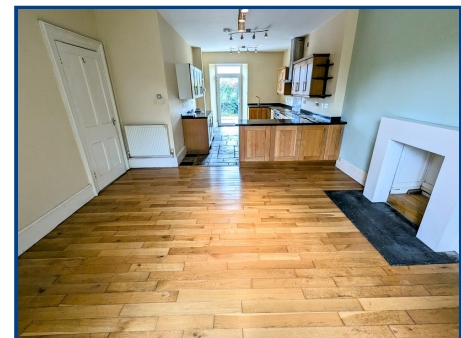


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Pontargothi
Nantgaredig
Carmarthen
Carmarthenshire.**

Offers In Region Of **£299,950**



- Period Spacious 4 bedroom (En Suite) Family Home
- Most Elegant Village Residence Of Considerable Appeal
- Popular Village Location In Beautiful Towy Valley
- Stunning Rural Views To Rear Across Unspoilt Countryside
- Requires Some Modernisation Works
- Huge Potential On Offer As Family Home Or Guest House (STC)
- Character Features Inc Quarry Tiled Floors & Picture Rails
- Hall, Kitchen/Diner, 3 Rec Rooms, 4 Beds, 2 Baths, Utility
- Garden To Front & Car Parking Drive To Rear
- NO ONWARD CHAIN

General Description

A most elegant and spacious period 4 bedroom (en suite) village residence of considerable appeal pleasantly located within the popular village of Cothi Bridge within the beautiful Towy valley, being only 7 miles from the town of Carmarthen and the carriageway. The property offers spacious family sized accommodation including 3 reception rooms and does require some modernisation works. Outside there is a small front garden area with rear car parking driveway and patio garden. There are lovely views to the rear overlooking the show ground and surrounding

EPC Rating: E46

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

Important notice

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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**

Pontargothi, Nantgaredig, Carmarthen, Carmarthenshire.

Property Description

An ideal opportunity of acquiring a period and most attractive large village house ideal for large family or potential guest house/B&B (subject to consent). The property does require some modernisation works and offers huge potential to provide a most amazing residence located within the lovely Towy valley with stunning views to the rear across miles of unspoilt countryside.

The accommodation retains some character features including quarry tiled floors, picture rails and high ceilings and provides entrance hallway, open plan kitchen/diner, spacious living room, study, utility and downstairs WC. First floor provides large landing area leading to 4 double bedrooms one with en suite facility and family bathroom. Outside there is a railed garden area to front with car parking drive to rear with small patio garden to sit out and relax.

The village of Nantgaredig is only 1 mile away with junior school and doctors surgery with the popular town of Carmarthen and the carriageway some 7 miles away offering a good range of amenities and facilities. The quaint town of Llandeilo is only 9 miles away with shops, boutique's and schooling.

Entrance Hall (15' 07" x 3' 07") or (4.75m x 1.09m)

Double glazed entrance door, quarry tile flooring, 2 radiators, under stairs storage cupboard with slate shelf, stairs to first floor, doors to:

Kitchen/Diner (29' 02" x 14' 05"Max Max) or (8.89m x 4.39m Max)

Open plan with a range of modern base and wall cupboards with small breakfast bar, sink unit with mixer tap, electric cooker range with hob and stainless steel hood over (not tested), plumbing for washing machine and dishwasher, walk in store cupboard housing the oil fired boiler (not tested), tiled and timber flooring, bay window to front with shutters, double glazed rear exterior door.

Living Room (18' 02" x 17' 11"Max Max) or (5.54m x 5.46m Max)

Most spacious room with double aspect windows, 2 radiators, front entrance door, doors to:

Reception Room (11' 09" x 11' 05") or (3.58m x 3.48m)

Timber flooring, window to front, radiator.

Utility Room (6' 07" x 6' 05") or (2.01m x 1.96m)

Fitted work top, radiator, tiled flooring, plumbing for washing machine, access through to separate WC with wash basin and built in cupboard.

Pontargothi, Nantgaredig, Carmarthen, Carmarthenshire.

First Floor Landing (19' 08" Max x 7' 04") or (5.99m Max x 2.24m)

Most spacious area with large window to rear enjoying lovely scenic views, door to walk in store cupboard with fitted shelving and radiator, access to spacious loft area with folding ladder having great potential to convert into further accommodation (subject to consent), doors to:

Bedroom 1 (17' 11" x 17' 02") or (5.46m x 5.23m)

Double aspect windows, 2 radiators, exposed timber flooring, door to:

Ensuite Shower Room (8' 00" x 6' 06") or (2.44m x 1.98m)

Modern suite comprising shower cubicle with modern shower unit with jets, wash basin, WC, radiator.

Bedroom 2 (18' 00" x 11' 09") or (5.49m x 3.58m)

Double aspect windows with lovely views to rear overlooking the show ground and surrounding country side, exposed timber floors, radiator.

Bedroom 3 (13' 05" x 11' 03") or (4.09m x 3.43m)

Window to front, exposed timber floors, radiator.

Bedroom 4 (11' 11" x 11' 03") or (3.63m x 3.43m)

Window to rear with lovely views, exposed timber flooring, radiator.

Bathroom (9' 04" x 6' 10") or (2.84m x 2.08m)

Modern suite comprising bath with mixer tap and shower over with curtain and rail, tiled surrounds, wash basin, WC, heated towel rail, down lighters, radiator.

Outside

Small garden area to front with railing, lawned area and decorative stone. Car parking driveway to rear with small patio garden being an ideal place to sit out and relax.

Broadband and Mobile phone

Basic broadband is available in the vicinity. Mobile phone signal is deemed good in the area. Further information is available from your network provider.

Services

Mains electricity, mains water, mains drainage, oil fired central heating and double glazing.

Council Tax

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Directions

From Carmarthen take the main A40 Llandeilo road and carry on for approx. 5 miles until arriving at Cothi Bridge. On entering the village the property can be found at the bottom of the hill on the right hand side.

