



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

14 Llys Y Ferin Nantgaredig Carmarthen Carmarthenshire.

Price **£365,000**



- Detached 3 Bedroom Bungalow & Integral Garage
- Sought After Area in the Village of Pontargothi
- Double Glazing & Oil Central Heating
- Front Lawned Garden, Enclosed Rear Patio & Ample Parking Area
- Midway Carmarthen and Llandeilo
- Quiet Cul De Sac
- 2 Reception Room, Kitchen & Breakfast Room
- EPC: Pending



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

General Description

Most conveniently located 3 bedroom bungalow residence of conventional construction under a tiled roof with the benefit of oil central heating and woodgrain effect double glazing.

Tel: **01558 823 601**

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

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

Llys Y Ferin, Nantgaredig, Carmarthen, Carmarthenshire.

Property Description

An attractive 3 bedroom bungalow pleasantly located within the popular village of Cothi Bridge within the beautiful Towy valley, convenient to Carmarthen and Llandeilo. The property offers spacious family sized accommodation including 2 reception rooms, 3 bedrooms, utility, kitchen/breakfast room, separate wc, family bathroom and integral garage. It has the benefit of oil central heating and woodgrain effect double glazing. Externally there is ample parking space, front garden and rear patio area.

The village of Nantgaredig is only 1 mile away with junior school and doctors surgery with the popular town of Carmarthen some 7 miles away offering a good range of amenities and facilities. The quaint town of Llandeilo is only 8.5. miles away with shops, boutique's and schooling.

The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales are all within a short drive away.

Entrance Vestibule

With light. Double glazed door with side panel.

Hall

With radiator and coved ceiling.

Inner Hallway

With coved ceiling, cloak cupboard and Airing Cupboard with hot water tank and slatted shelves.

Lounge (17' 2" x 12' 4") or (5.23m x 3.77m)

With double glazed bay window, coved ceiling, wall lights and feature marble effect fireplace and hearth with electric fire. TV point and radiator.

Dining Room (11' 1" x 9' 11") or (3.38m x 3.02m)

With sliding double glazed patio doors, coved ceiling and radiator.

Kitchen/Breakfast Room (11' 0" x 11' 2") or (3.36m x 3.41m)

With a range of wall, drawer, base and larder units, fitted worktops, bowl and a half stainless steel sink unit with mixer tap, double oven, 4 ring ceramic hob with stainless steel extractor hood above. Integrated dish washer, tiled floor, part tiled walls, coved ceiling, radiator and double glazed window. Down lights and spot lights.

Rear Hall

With double glazed window, door to garage, tiled floor and coved ceiling.

Separate WC (2' 11" x 6' 9") or (0.89m x 2.07m)

With low level wc and vanity wash hand basin. Double glazed window, coved ceiling and tiled floor.

Llys Y Ferin, Nantgaredig, Carmarthen, Carmarthenshire.

Utility Room (5' 11" x 6' 9") or (1.81m x 2.07m)

With base and wall cupboards, plumbing for washing machine, double glazed window, appliance space, access to roof space, tiled floor, shelving and coved ceiling.

Bedroom 1 (14' 4" x 9' 11") or (4.37m x 3.01m)

With double glazed window, coved ceiling, radiator and fitted wardrobe with mirrored doors.

Bedroom 2 (8' 8" x 8' 11") or (2.63m x 2.71m)

With radiator, double glazed window, coved ceiling and built in cupboard.

Bedroom 3 (10' 2" x 13' 1" Max) or (3.10m x 4.0m Max)

Fitted wardrobes with mirrored doors, coved ceiling, radiator and double glazed window.

Bathroom (11' 4" Max x 7' 6") or (3.45m Max x 2.29m)

With vanity unit with wash hand basin and mixer tap, low level wc, panelled bath with mixer tap and large walk-in shower enclosure with Triton electric shower with sliding doors. Heated towel rail, extractor fan, tiled floor, tiled walls, double glazed window and down lights.

Integral Garage (17' 5" x 10' 4") or (5.32m x 3.15m)

Concrete floor, up and over door. Oil central heating boiler, shelving and wall cupboards. Power and light.

EXTERNALLY

To the front of the property is a spacious lawned garden with gravelled parking area and side driveway to the integral garage.

Paths to either side to the rear of the bungalow which is laid to an enclosed patio area

Oil tank, outside lights and outside tap.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Council Tax

F

Directions

From Llandeilo take the A40 to Carmarthen for 8.5 miles. In Pontargothi turn right into Llys Y Ferin. Continue right and turn left where the property will be found on the right hand side.

