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10 Whitemill, Nr Nantgaredig, Carmarthen, Carmarthenshire, SA32 7EN

Offers Around £195,000 ono

A VERY WELL MAINTAINED comfortable FREEHOLD MODERN DETACHED EXTENDED HOUSE in VERY GOOD CONDITION throughout and comprising a LIVING ROOM, KITCHEN / BREAKFAST ROOM, CONSERVATORY, 2 DOUBLE BEDROOMS and a SHOWER ROOM. The property benefits from an attractive approx. 75' LONG ENCLOSED REAR GARDEN that offers excellent space for children, pets, family BBQs etc together with ON STREET PARKING. An ideal property for first time buyers, a small family, retirement or investment purposes that is ready for immediate occupation. Conveniently situated within easy travelling distance of the excellent range of amenities and services offered by the county town of Carmarthen which is just approx. 4 MILES AWAY. A comfortable well kept property that is well worthy of early inspection. EMPTY PROPERTY – NO ONWARD CHAIN.

LOCATION & DIRECTIONS

What3Words Location: ///dreamer.paces.oath Peacefully but conveniently set at OS Grid Ref SN463214 in the small hamlet of Whitemill which has a Filling Station / Local Stores and being set just off the A40 Carmarthen to Llandeilo Road. About 3.5 miles east of Carmarthen County Town with its excellent shopping centre and 1.5 miles from the village of Abergwili with primary school. 2 miles from Nantgaredig with primary school and Doctors Surgery. The property enjoys easy access to Carmarthen by-pass for the A48 dual carriageway link to the M4 for Swansea and South Wales. From Carmarthen take the A40 east as if heading towards Llandeilo. Approx 1 mile from the roundabout next to the Bishop's Palace, turn left into the village of Whitemill, proceed into the village and the property will be seen on the right, next to the old chapel and identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We believe the property was originally built in the 1930s of traditional solid stone with a more recent block cavity extension under a duo pitched tiled sloping roof, to provide the following spacious and very well maintained accommodation. FRONT ENTRANCE HALL with a half glazed upvc door, laminate floor and staircase to the first floor.

LIVING ROOM

16'5" x 13'8" max (5.01 x 4.17 max)



With a laminate floor, picture window to the side, smooth rendered ceiling and a decorative fireplace.

KITCHEN / BREAKFAST ROOM

13'10" x 10'1" (4.22 x 3.08)



Fitted with a good range of base and eye level units incorporating a single drainer stainless steel sink, ample Formica worktops, stainless steel extractor fan, dual aspect windows and a neatly set Worcester oil fired boiler for both the central heating and domestic hot water. Plumbing for an automatic washing machine.

DOWNSTAIRS WC

6'3" x 3'2" (1.93 x 0.97)



Wall mounted wash hand basin and WC.

CONSERVATORY

18'7" x 5'8" (5.67 x 1.75)



Having a grey ceramic tiled floor, glazing to 2 elevations, French doors to the rear patio and a pitched Polycarbonate roof.

FIRST FLOOR

LANDING with a loft access.

REAR DOUBLE BEDROOM 1

13'8" x 10'4" (4.18 x 3.17)



With dual aspect windows to the side and rear.

FRONT DOUBLE BEDROOM 2

11'0" x 11'0" (3.36 x 3.36)



Built-in storage cupboard to the side and dual aspect windows.

SHOWER ROOM

10'8" x 8'4" max (3.26 x 2.56 max)



Half tiled and fitted with a white coloured 3 piece bathroom suite comprising a pedestal washbasin, WC and large walk-in shower.

EXTERNALLY



The face of the property fronts onto the old Llandeilo road (now bypassed) while to the side, there is a concreted path leading to the enclosed rear garden; measuring approx 75' in length with a small patio, storage area to the side, well tended flower beds, graveled area and wall mounted trellises. Please note there is no vehicular or pedestrian access.

SERVICES

Mains electricity and water. Private drainage to septic tank. Full oil central heating. Full double glazing.

BOUNDARY PLAN

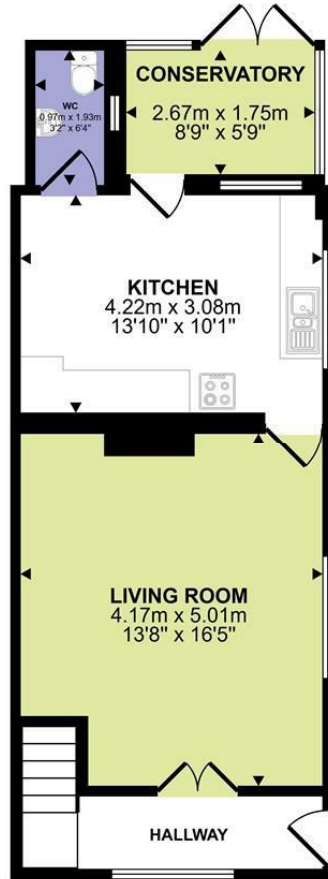


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

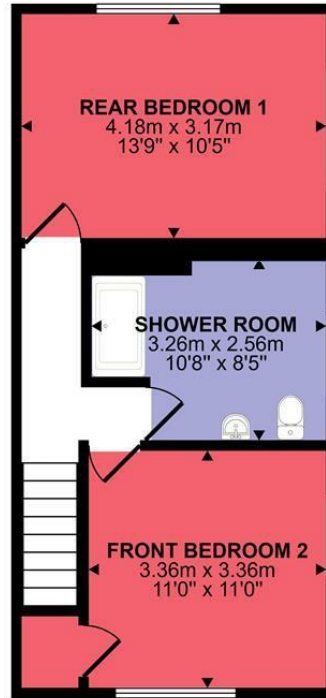
COUNCIL TAX

We understand that the property is in Band C and the Council Tax payable for the 2026 / 2027 financial Year is £2,090 which equates to approx £174 a month without discounts.

Approx Gross Internal Area
89 sq m / 962 sq ft

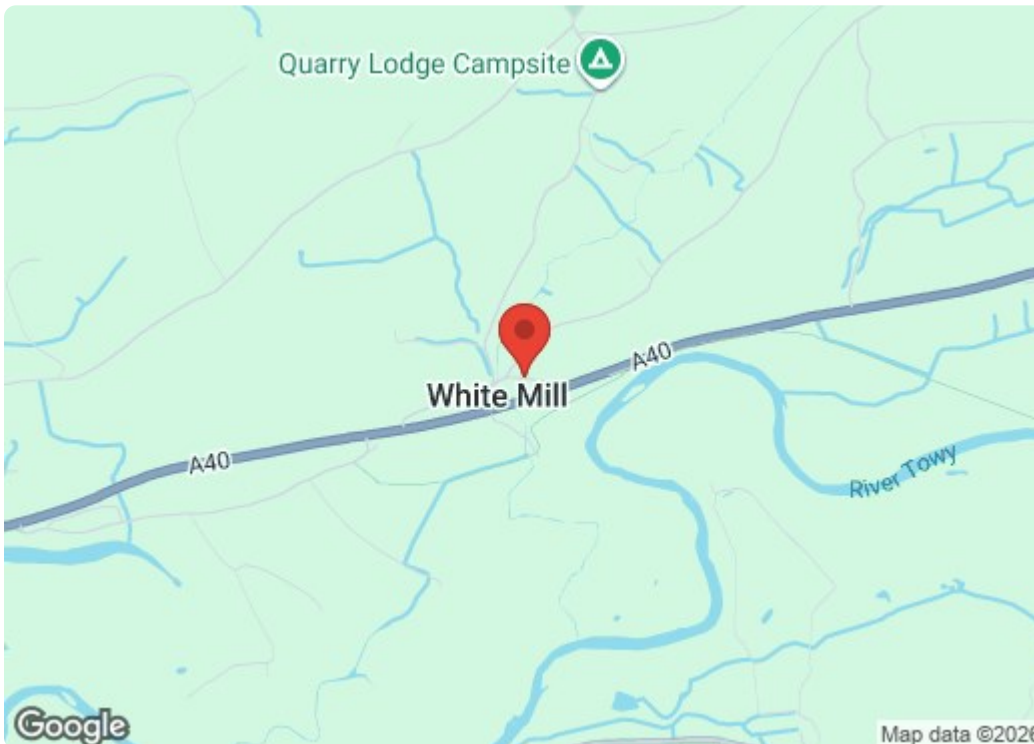


Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	48	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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