



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

Rhydlydan Nantgaredig Carmarthen Carmarthenshire.

Price **£825,000**



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

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Professional Services

Our 12 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.

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- Superb Country Property Having The 'WOW' Factor
- Viewing Essential To Fully Appreciate What's On Offer
- Swimming Pool & 1 Acre of Beautifully Presented Gardens
- Character 4 Bed Main Residence & Adj 2 Bed Dwelling
- Ideal For Multi Generation Living Or Holiday Lets
- Spacious Family Sized Accommodation In Excellent Condition
- Extensive Well Stocked Gardens To Relax & Enjoy
- Property Of Distinction & High Residential Appeal
- Total Privacy Having Idyllic & Tranquil Setting
- Easily Accessible To Carmarthen & M4

General Description

**** VIEWING ESSENTIAL & PREPARED TO BE IMPRESSED HAVING THE 'WOW' FACTOR **** - A superbly positioned detached 6 bedroom country residence of distinction located within the enchanting Tywi valley countryside and having a most wonderful idyllic and tranquil setting yet easily accessible to all amenities. Comprises a spacious well appointed family sized house with adjoining 2 bed cottage ideal for multi generation living or air bnb, set in approx. 1 acre of beautifully presented gardens with river walk and swimming pool.

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Nantgaredig, Carmarthen, Carmarthenshire.

Property Description

A truly outstanding opportunity of acquiring a delightfully positioned country property of high residential appeal peacefully located within beautiful rural surroundings and simply 'to get away from it all'. The property provides a superbly appointed main residence having been tastefully modernised and upgraded now providing spacious family sized accommodation with adjoining self contained dwelling, being ideally suited for multi generational living, or holiday AirBnb etc (subject to consent).

The main residence provides side entrance hall with WC leading to reception room being light and airy with French doors leading out to front garden, formal dining room ideal for family get together's and entertaining, large living room with wood burner stove ideal for those chilly winter evenings, kitchen/ breakfast room with Aga range and home office. First floor provides solid timber staircase leading up to spacious landing area with bathroom and 4 double bedrooms including Master suite bedroom with bespoke fitted suite leading to luxury en suite bathroom with roller top bath. The entire house is in excellent condition ready for immediate occupation and viewing is highly recommended to fully appreciate what's on offer.

The adjoining property again provides well presented accommodation with interconnecting door to main residence, being ideal for extended family or holiday letting. Provides large living/dining room with separate WC leading to fitted kitchen and separate utility, first floor provides two double bedrooms both with en suite facilities.

A particular feature of the property is the well laid out beautifully landscaped gardens and swimming pool extending in total to some 1 acre, comprising a tarmac driveway and forecourt providing excellent car parking with detached double garage. Covered front and side veranda providing an ideal spot to relax and enjoy the peace and quiet with colourful sunny gardens with decorative stoned areas and patios. Enclosed swimming pool area with paved areas to relax and sun bathe with Roman steps and slide being ideal for children to splash around. Pool house to include shower room and changing area with luxury

Breeze/Summer house overlooking the pool with air source heat pump.

Large ornamental orchard area with a variety of fruit trees, bushes and various plants with good sized lawn garden ideal as children's playground with gated vehicle entrance. Small river forms one boundary with tranquil river walk with relaxing seating area offering excellent seclusion and relaxation.

The property is easily accessible to amenities adjoining a quiet country lane being only some 1.8 miles from the main Carmarthen- Llandeilo A40 trunk road at Whitemill with easy access onto the new cycle path, and 2.5 miles from Nantgaredig with junior school. The towns of Carmarthen and Llandeilo are only 5 and 11 miles respectively offering a good range of facilities and schooling including Glangwili Hospital, with the M4 connection at Cross Hands only 20 minutes drive.

Sun Room (25' 02" x 11' 10") or (7.67m x 3.61m)

A most spacious light and airy room, oak effect laminate flooring, three French doors to front and side with lovely views across the garden, radiator, door to:

Dining Room (17' 05" x 15' 01"Max Max) or (5.31m x 4.60m Max)

Ideal room for family gatherings and parties, ornate marble open fireplace and surround with marble hearth, alcove shelving, feature bench/shelf across rear wall.

Side Entrance Hall (6' 03" x 5' 03") or (1.91m x 1.60m)

Tiled floor, radiator, built in cloaks cupboard, doors to entrance vestibule and cloakroom with WC and wash basin.

Inner Hallway

With solid timber feature staircase, laminate oak effect flooring, radiator, doors to:

Living Room (21' 08" x 17' 07") or (6.60m x 5.36m)

Most spacious family room with fireplace and wood burner for those chilly winter evenings, 2 radiators, double aspect windows.

Home office (11' 02" x 9' 0") or (3.40m x 2.74m)

Feature bench/shelf, walk in under stairs cupboard.

Nantgaredig, Carmarthen, Carmarthenshire.

Kitchen / Breakfast Room (19' 08" Max x 16' 0" Max) or (5.99m Max x 4.88m Max)

Fully fitted bespoke range of base and wall cupboards with sink unit, fitted breakfast table, Belling dual fuel cooker range with hood over, broom cupboard, fridge and freezer, electric Aga range in tiled recess, double aspect windows, front entrance door, connecting door to adjoining cottage and utility room.

First Floor Landing

Built in airing/linen cupboards, doors to:

Master Suite Bedroom (17' 08" x 12' 06") or (5.38m x 3.81m)

Light and airy room with a modern bespoke bedroom suite including wardrobes, chest of drawers, over bed plinth with lighting, bedside cabinets, book shelving with window seat. door to:

En-Suite Bathroom (11' 03" x 9' 06") or (3.43m x 2.90m)

Luxury suite comprising roll top bath, pedestal wash basin, WC, bidet, tiled shower cubicle, heated towel rail, fully tiled walls and flooring.

Bedroom 2 (19' 11" Max x 16' 0") or (6.07m Max x 4.88m)

Double aspect windows, radiator, door to En Suite Shower Room - 10'7 x 5'9 with luxury modern suite, fully tiled walls and flooring.

Bedroom 3 (10' 09" x 9' 10") or (3.28m x 3.00m)

Fitted bedroom suite, radiator.

Bedroom 4 (13' 04" x 9' 01") or (4.06m x 2.77m)

Radiator, window to front.

Bathroom (8' 07" x 5' 10") or (2.62m x 1.78m)

Luxury modern suite with bath and shower over, WC, Vanity unit with wash basin, heated towel rail.

Self Contained Cottage

Ideally suited for multi generation living or AirBnb holiday cottage (subject to consent) and provides luxury well appointed accommodation which comprises:

Living/Dining Room (19' 05" x 15' 06") or (5.92m x 4.72m)

Brick built fireplace with wood burner stove, 3 radiators, stairs to first floor, under stairs storage cupboard, door to separate WC with WC, Vanity unit with wash basin, fitted base, wall and cloaks cupboards.

Kitchen (8' 08" Max x 8' 05") or (2.64m Max x 2.57m)

Fully fitted modern kitchen with oven and hob, built in dishwasher and fridge/freezer, door to utility room with fitted base cupboards and sink unit, connecting door to main house.

Bedroom 5 (12' 0" x 10' 01" Max) or (3.66m x 3.07m Max)

Radiator, door to En suite shower room -8'9 x 4'5 with modern suite.

Bedroom 6 (14' 03" Max x 13' 05") or (4.34m Max x 4.09m)

Range of mirror fronted wardrobes, over stairs airing cupboard, door to En suite shower room - 8'5 x 5'2 with modern luxury suite.

