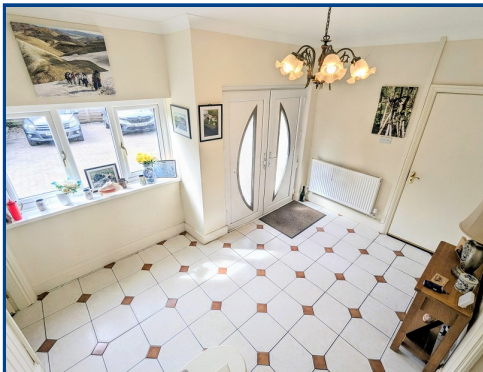
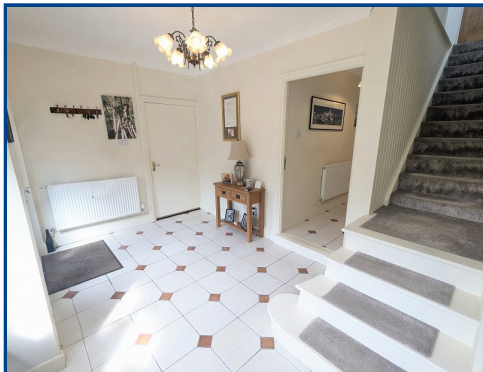
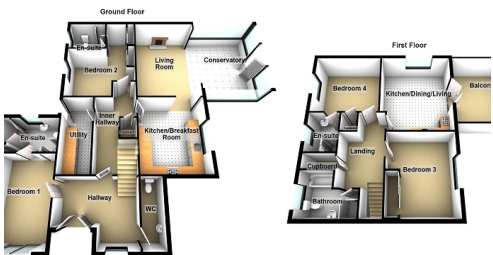
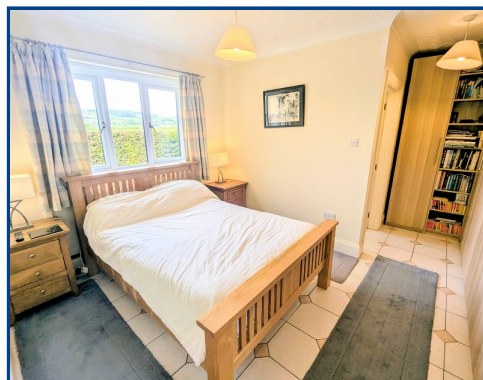
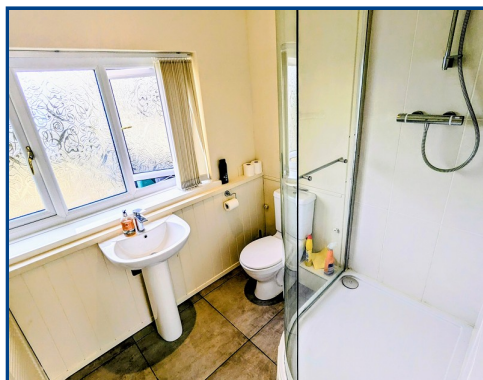
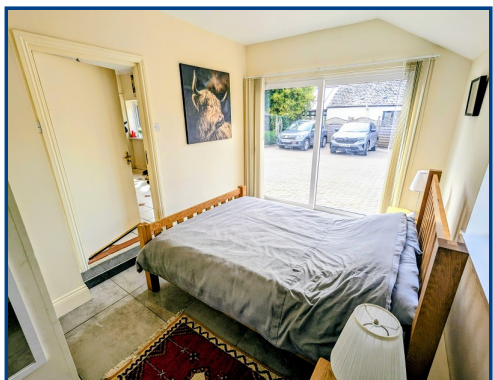
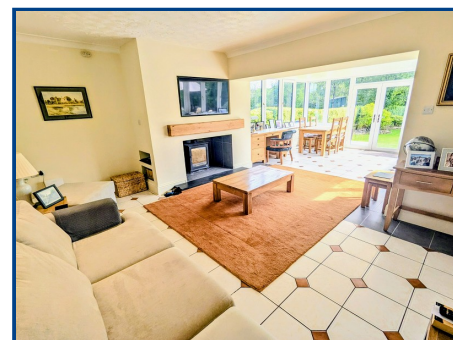




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Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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- Impressive Modern Detached Large 4 Bed Family Home
- Envious Idyllic Riverside Location & Beautiful Views
- Stylish Modern Contemporary Living At It's Best
- Great Potential For Multi Generational Living/Air bnb
- First Floor Providing Self Contained Living
- Hall, 2 Ground Floor Beds, Kitchen, Living Room, Conservatory, Utility, WC
- First Floor - 2 Beds, 2 Baths & Kitchen/Living/Dining
- Beautifully Presented Gardens & Balcony Patio & Parking
- Popular Village Spot Close Proximity To New Cycle Path
- Only 5 Miles From Carmarthen & Carriageway

General Description

**** SUPERB RIVERSIDE LOCATION WITH DELIGHTFUL COUNTRY VIEWS ON OFFER **** - A modern detached 4 bedroom (4 baths) well presented family home having a delightful idyllic spot overlooking the river Tywi, being on the edge of the popular village of Nantgaredig some 5 miles from the town of Carmarthen. The property offers great potential for multi generational living with self contained first floor area or air bnb, and benefits from a good sized plot with mature gardens and ample car parking.

EPC Rating: D55

Tel: **01267 230 645**

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

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

Station Road, Nantgaredig, Carmarthen, Carmarthenshire.

Property Description

Prepared to be impressed with this stunning modern detached family home enjoying a superb riverside setting, generous plot and delightful river and country views.

This impressive four-bedroom, four bathroom detached home offers stylish, contemporary living in an enviable riverside location. Designed with modern family life in mind, the property combines generous and versatile accommodation with a wonderful sense of space, privacy and connection to its surroundings. There is huge potential on offer for multi generational living with the first floor currently being self contained providing separate kitchen/living/dining leading out to impressive balcony/patio area, or alternatively suited for air bnb purposes (STC) or simply as a large family home.

At the heart of the home is a beautifully appointed living space including large conservatory/sun room, providing the perfect setting for both relaxed family life and entertaining. Large windows make the most of the spectacular outlook, while the contemporary layout creates a light, spacious and welcoming environment throughout.

Outside, the property occupies a substantial plot, offering plenty of space to enjoy the riverside setting and stunning views. The generous grounds provide excellent potential for outdoor entertaining, family activities and creating a private garden retreat. There is also excellent off-road parking, making this an ideal home for families needing space for multiple vehicles.

The village of Nantgaredig provides junior school and public house, rugby club and only some 100 yards off the popular and recently opened Towy valley cycle path. The larger town of Carmarthen and the carriageway is only 5 miles away offering a wide range of amenities including schooling, modern shopping and cinema, restaurants, rail station and the dual carriageway.

Entrance Hall (13' 04" x 10' 02" Max) or (4.06m x 3.10m Max)

Radiator, double glazed front entrance doors, stairs to first floor, tiled flooring, doors to:

Separate WC (10' 0" x 3' 06") or (3.05m x 1.07m)

WC, Vanity unit with wash hand basin, radiator , tiled flooring.

Bedroom 1 (13' 09" x 10' 01") or (4.19m x 3.07m)

Spacious ground floor bedroom, radiator, sliding patio doors leading out to parking area, tiled flooring, door leading to:

En-Suite Shower Room (6' 08" x 6' 02") or (2.03m x 1.88m)

Fully tiled flooring, fitted shower cubicle, W.C, wash hand basin, fitted cupboard housing the oil fired boiler and water filtration system.

Inner Hall

Radiator, tiled flooring, under stairs cupboard, doors leading to:

Utility Room (13' 04" x 5' 06") or (4.06m x 1.68m)

Fitted cupboards, plumbing for washing machine and tumble dryer, tiled flooring, radiator, double glazed rear entrance door.

Bedroom 2 (15' 09" x 12' 08") or (4.80m x 3.86m)

Tiled flooring, radiator, range of fitted wardrobes, door to:

En-Suite Shower Room (6' 11" x 6' 0") or (2.11m x 1.83m)

Tiled flooring, vanity unit with wash basin, radiator, WC, shower cubicle, heated towel rail.

Kitchen/Breakfast Room (12' 0" x 11' 11") or (3.66m x 3.63m)

Modern bespoke range of fitted wall and base units, cooker range with double oven and LPG gas hob, extractor hood over, integrated dishwasher & fridge freezer, breakfast island with fitted drawers, tiled flooring, curved radiator, access through to:

Station Road, Nantgaredig, Carmarthen, Carmarthenshire.

Living Room (12' 0" x 16' 02") or (3.66m x 4.93m)

Most spacious and relaxing room being light and airy with tiled flooring, fire place with feature beam mantle over with recessed wood burning stove and slate hearth, radiator, access through to:

Conservatory/Sunroom (11' 00" x 14' 10") or (3.35m x 4.52m)

Tiled flooring, radiator, french doors to rear garden. Beautiful views over garden and beyond.

First Floor Landing

The first floor would be ideally suited for self contained annexe, multi generational living or air bnb, walk in store cupboard, radiator, doors to:

Kitchen/ Dining & Lounge Area (14' 06" x 17' 06") or (4.42m x 5.33m)

Fitted range of wall and base units with sink unit, cooker, hob and and extractor over, tiled surrounds, radiator, French door leading to balcony/patio/ seating area being an ideal place to relax and enjoy the stunning views overlooking the garden and the river Towy having a most idyllic setting.

Bedroom 3 (11' 09" x 12' 11") or (3.58m x 3.94m)

Radiator, fitted wardrobes, beautiful views overlooking river.

Bedroom 4 (12' 0" Max x 11' 03") or (3.66m Max x 3.43m)

Radiator, fitted cupboard, door leading to en suite shower room with shower cubicle, WC and wash basin, heated towel rail.

Bathroom (9' 06" x 9' 00") or (2.90m x 2.74m)

Modern four piece suite comprising shower cubicle, WC, bath and wash basin, fully tiled walls, heated towel rail.

Outside

Nicely presented level mature grounds and landscaped gardens comprising spacious side entrance paved forecourt providing good parking and turning area. Paved patio to the front to relax and take advantage of the wonderful scenery, well stocked shrub and flower beds, large lawned area, further seating and patio areas overlooking the river. A particular feature of the property is the wonderful idyllic setting with the renowned river Towy to the front creating a lovely location. Small rear stoned area to the rear with external stairs to side leading up the balcony/patio area. Useful workshop/garden store - 17'3 x 10'2 with fitted bench and shelving, power and light connected, sink unit. Adjoining log store with enclosed area for mowers etc, two garden sheds. There are lovely views all around the property of beautiful open unspoilt countryside.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultra fast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, private water and drainage supplies, oil fired central heating.

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen proceed on the main A40 towards Llandeilo, carry on for approx. 5 miles until arriving at Nantgaredig. Turn right at the square and continue down for approx. 0.3 mile until arriving at the rugby club entrance. Proceed down the small lane for a short distance and take the first left turning down a small lane where the property will be found at the very end.

