

Terry Thomas & Co

ESTATE AGENTS



4 Clos Y Myrtwydd , Nantgaredig, SA32 7LT

Welcome to this stunning property located in the picturesque Clos Y Myrtwydd, Nantgaredig, Carmarthen. This beautiful house boasts 4 spacious Bedrooms, perfect for a growing family or those who love to have guests over, with 3 Reception Rooms and 3 Bathrooms with an additional Cloakroom/WC. The property offering ample space for entertaining, relaxing, or even setting up a home office. The layout provides flexibility for various needs and preferences, making it a versatile space for all. Parking is always a breeze with room for 4 to 5 vehicles, ensuring convenience for you and your guests. The house also includes 4 double bedrooms, each offering comfort and privacy, and 3 bathrooms to cater to everyone's needs. Nestled in a charming location, this house offers a perfect blend of tranquillity and modern living. Don't miss the opportunity to make this house your home and enjoy the luxury of space and comfort it provides. ** Applicants should note that the vendors of this property are related to an employee of this firm **

Offers in the region of £525,000

4 Clos Y Myrtwydd

, Nantgaredig, SA32 7LT



Entrance

Feature double pillared pointed brick open storm porch with slate grey double glazed entrance door.

Hallway

Solid oak flooring. Doors through to lounge, access to understairs cupboard and cloakroom.

Cloakroom

Close coupled economy flush WC and a floating wall mounted wash hand basin with chrome mixer and cold tap fitment tiled splash back. LED downlighting.

Open Plan Kitchen/Dining/Family Room

19'3" x 19'4" (5.88 x 5.9)
Solid slate flooring. Down lighting. Range of quality modern base & eye level units with soft closing cherry wood door and drawer fronts with a solid speckled granite work surface over. Matching central island unit having an under mounted sink with a chrome mixer tap fitment and a fully integrated dishwasher. Open way through to light and airy sun lounge.

Sun Lounge

11'10" x 12'5" (3.61 x 3.8)
Bi-folding doors to two sides which open out to the sun terrace which has a glazed balustrade which has an open outlook to countryside. Feature LED down lighting and an apex double glazed roof.

Utility Room

6'2" x 6'3" (1.9 x 1.91)
Having a base unit and a larder cupboard unit with cherry wood door fronts and a matt finish granite effect work surface over the base unit incorporating a stainless steel sink. Plumbing for washing machine and space for tumble dryer. Light oak effect uPVC double glazed window to rear. Manrose extractor. Solid slate sliding door fronts. TV point. Hardwood fire door leading to...

Dining Room/Snug

8'4" x 12'9" (2.55 x 3.89)
Light oak effect uPVC double glazed window to fore. TV point. Solid oak flooring.

Lounge

20'0" x 12'1" (6.1 x 3.7)
Feature fireplace with a hardwood surround, marble hearth and back plate with an electric fire inset. Solid oak flooring. Light oak effect uPVC double glazed window to fore. TV/sky and telephone points

Landing Area

Generously sized having down lighting. Access to loft space with pull down extending ladder. Airing cupboard having a panelled radiator with grills and fitted shelves. Upvc double glazed window to side. Down lighting. Doors leading to...

Master Bedroom

16'2" x 13'10" (4.95 x 4.24)
Two light oak uPVC double glazed windows to fore. Two built-in double wardrobes. Panelled radiator with grills and thermostat. Down lighting. Wall mounted TV point.

En-suite shower room

Large en-suite with shower enclosure with marblex panelled walls. Rain shower head fitment with extractor and mixer tap fitment.

A close-coupled WC, wash hand basin with vanity-cabinet under. Having high-gloss white coloured drawer front. Tile splash back, hot and cold tap mixer tap fitment under.

Wall mounted corner ladder tower radiator. Grey coloured grained wood effect ceramic tiled floor. LED downlighting.

Family Bathroom

Three piece suite in white, comprising a close coupled economy flush WC, panelled bath with a chrome mixer shower tap fitment over and a glass shower screen, pedestal wash hand basin with chrome mixer tap fitment. Part tiled walls and a slate effect ceramic tiled floor. Light oak effect Upvc double glazed window to side. Wall mounted chrome ladder towel radiator. Spot lighting.

Rear Bedroom 2

13'5" x 12'6" (4.11 x 3.82)
Light oak effect Upvc double glazed window to rear with extensive rural views. Panelled radiator with grills and thermostat. Built-in double wardrobe with flooring to ceiling

Jack & Jill ensuite with rear bedroom 3

Comprising a corner shower enclosure with a chrome mixer shower fitment, pedestal wash hand basin with a chrome mixer tap fitment and a close coupled economy flush WC. Light oak effect Upvc double glazed window to rear. Ceramic tiled floor. Part floor to ceiling tiled wall. Extractor. Spot lighting.

En-suite

Floating wall mounted wash hand basin with light grey finished drawer front. Corian effect on the tiled floor and part walls. Shower enclosure with rain shower head and mixer shower fitment, ceiling-mounted extractor. Corian effect porcelain tiled walls.

Rear Bedroom 3

19'3" maximum into passage x 9'6" (5.88 maximum into passage x 2.92)

Light oak effect Upvc double glazed window to rear with extensive rural views. Panelled radiator with thermostat. Built-in double wardrobe. Down lighting. Access to loft space.

Jack & Jill ensuite with rear bedroom 2

Comprising a corner shower enclosure with a chrome mixer shower fitment, pedestal wash hand basin with a chrome mixer tap fitment and a close coupled economy flush WC. Light oak effect Upvc double glazed window to rear. Ceramic tiled floor. Part floor to ceiling tiled wall. Extractor. Spot lighting.

Front Bedroom 4

19'3" x 9'6" (5.88 x 2.91)

Two light oak effect Upvc double glazed window to fore. Panelled radiator with thermostat. Built-in double wardrobe. Down lighting.

Externally

Patio area with open out look to the countryside. Rear level garden which has been astroturfed to the centre. Gravelled and paved pathway to side. Into the rear garage is a brick paved yard area with washing line. Oil storage tank with masonry walls to three sides. Galvanised gated driveway and powder coated galvanised gate leading to side and front of property. further powder-coated galvanised gated access to the left-hand side of the property.

Integral Garage

18'11" x 10'1" (5.79 x 3.09)

Remote controlled up and over door to fore. Light oak effect Upvc double glazed window to fore and rear. Oil fired boiler which serves the central heating system and heats the domestic water with an unvented hot water system. Fitted base unit with work surface over.

Detached Garage

Masonry built with an up and over door to fore. Power and lighting.







Floor Plan



Type: House

Tenure: Freehold

Council Tax Band:

Services: Mains electricity, water and drainage. Oil fired central heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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