



**Y Goedlan Station Road, Nantgaredig, Carmarthenshire, SA32 7LG**

**Offers in the region of £279,950**

An opportunity of purchasing an attractive detached property located in a much sought after area in the popular Towy Valley village of Nantgaredig. Nantgaredig has the benefit of a highly regarded primary school, doctors surgery, village pub and rugby club. It is conveniently located the the county town of Carmarthen which is approximately 7 miles where you have a modern shopping centre, university, hospital, railway station and excellent links on the A48/M4.

The property is in need of updating but offers superb potential to upgrade to a stunning family home. There is oil central heating, double glazed windows and accommodation that briefly comprises reception hallway, study, lounge, living room, kitchen/dining area, utility room and shower room.

Externally there is good off road parking, large garage and 2 adjoining store sheds, level lawned gardens to front and rear.



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## DIRECTIONS

From Carmarthen take the A40 for Llandeilo. Travel to Nantgaredig and turn right into Station Road and Y Goedlan will soon be found on your left.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

Radiator, under stairs cupboard and stairs to first floor. Doors off to:

### STUDY 10'7" x 10'1" (3.23m x 3.09m)

Plate rack, window to front and radiator

### LOUNGE 20'3" x 12'2" (6.18m x 3.72m)



Windows to side and rear elevations, 2 radiators, fireplace with marble surround, tiled inset and hearth. Door to Living room



### LIVING ROOM 20'3" x 10'8" (6.19m x 3.27m)



2 Windows to side elevation, recess with shelving, Tounge and grooved to ceiling and 1 wall, electric fire with surround. Glazed door to kitchen.





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**KITCHEN/DINING ROOM 18'0" x 12'0" (5.51m x 3.67)**



Fitted with a good range of wall and base units incorporating a 1.5 bowl single drainer stainless steel sink unit, radiator, windows to side and rear and exterior door to rear. Door to utility room

**UTILITY ROOM 12'0" x 5'9" (3.67m x 1.76m)**



Single bowl single drainer stainless steel with base cupboard, plumbing for washing machine, radiator and Grant oil fired central heating boiler

## SHOWER ROOM



With shower enclosure, WC and wash hand basin fully tiled and shaver point and light

## FIRST FLOOR

Window to front and door off to:

**BEDROOM 1 11'1" x 11'8" (3.40m x 3.57m)**

Window to front and radiator



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**BEDROOM 2 12'0" max x 8'5" (3.67m max x 2.59m)**



Window to front and radiator

## INNER LANDING

With airing cupboard and doors off to:

**BEDROOM 3 12'10" x 10'6" (3.93m x 3.21m)**



Window to side elevation, radiator and built in wardrobe.

**BEDROOM 4 10'10" x 7'3" (3.32m x 2.23m)**



Window to side elevation and radiator.

**BATHROOM 8'7" x 7'2"m (2.62m x 2.18mm)**



Panelled bath, WC and wash hand basin, shower enclosure, shaver point and light, fully tiled, ceiling electric heater and light, heated towel rail/radiator, window to rear.

**GARAGE 22'10"n x 18'6" (6.97n x 5.64m)**

With roller shutter door and a further side door. To the rear of the garage are 2 further store rooms etc 5.39m x 3.50m and 5.39m x 2..20m Electric connected

We understand that this building has previously had planning to convert into additional accommodation/granny annex but has now lapsed and would advise prospective buyers to make their own inquiries as to the potential for further development

## GROUND

To the front is a walled and gated front garden laid to lawn with a central pathway. Good off road parking to the side leading to the garage

To the rear is a further level lawned garden well fenced and backing on to open farmland

## SERVICES

Mains water, electric and drainage. Oil central heating

## COUNCIL TAX

We are advised that the Council Tax Band is

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

## OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of

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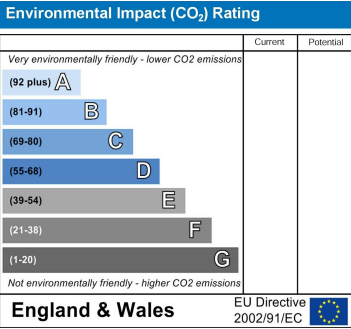
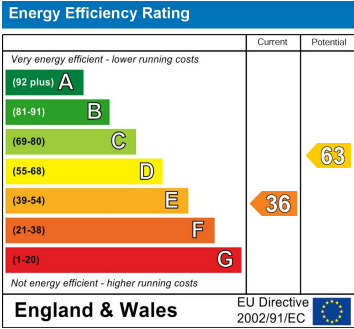
identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

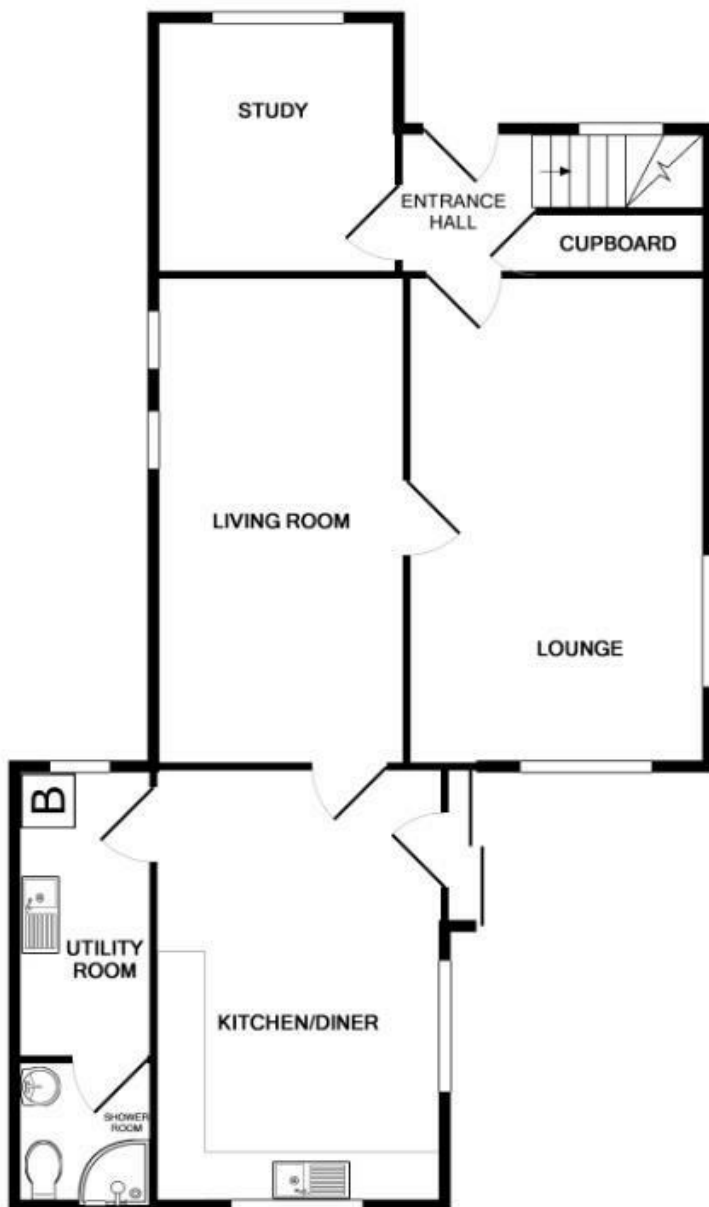
## OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468  
Cross Hands Office 01269 845576 or out of hours number 07789716520

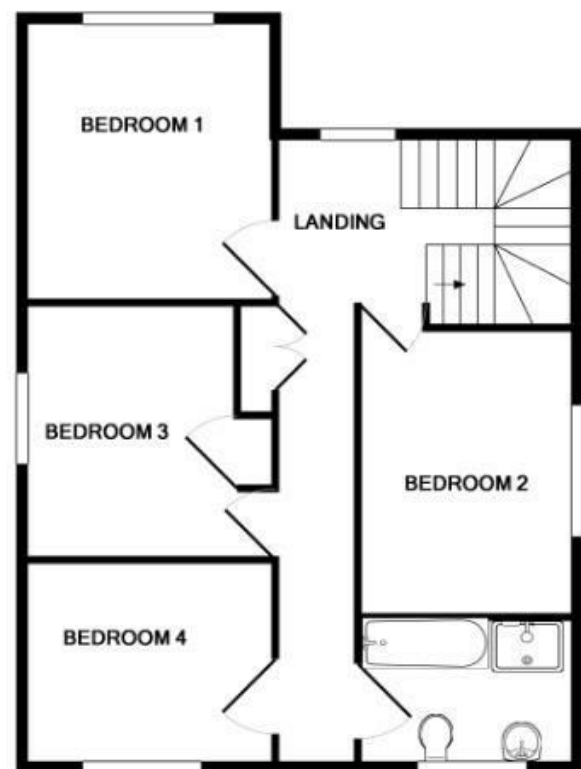
## WEB SITES

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[www.rightmove.co.uk](http://www.rightmove.co.uk), [onthemarket](http://onthemarket) and [www.zoopla.co.uk](http://www.zoopla.co.uk)





GROUND FLOOR  
APPROX. FLOOR  
AREA 982 SQ.FT.  
(91.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 650 SQ.FT.  
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1632 SQ.FT. (151.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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