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**Llain Fach, Station Road, Nantgaredig, Carmarthen, Carmarthenshire, SA32 7LQ**

**Offers Around £155,000**

A VERY ATTRACTIVE SEMI DETACHED COTTAGE in one of the most sought after villages in Carmarthenshire with its PRIMARY SCHOOL and DOCTORS SURGERY. The EXTENDED cottage (which is in very good order throughout) with FULL UPVC DOUBLE GLAZING and OIL CENTRAL HEATING comprises: 2 LIVING ROOMS, a good sized RECENTLY RE-FITTED KITCHEN, 2 first floor DOUBLE BEDROOMS and a large BATHROOM. There is no garage, but there is a concreted HARDSTANDING big enough for 2-3 vehicles and a rectangular shaped level LAWN. AN IDEAL BUY FOR SOMEONE LOOKING FOR A TOWY VALLEY COTTAGE READY TO MOVE IN.



## LOCATION & DIRECTIONS

Conveniently situated at O.S. Grid Ref. SN 494205, in a set back position off the B4310 road from Nantgaredig crossroads to the Botanical Gardens. The County Town of Carmarthen is approximately 4 miles to the west (along the A40), while Llandeilo is approx 15 miles to the east (again along the A40). From Carmarthen Town Centre, head east (as if heading towards West Wales General Hospital) and take the A40 east (as if heading towards Llandeilo). Continue along this road for approx 4 miles - passing the village of WHITEMILL on the left - and continue on to the village of NANTGAREDIG. On entering the village turn right onto the B4310 (also known as Station Road) and proceed past the Primary School for approx half a mile. The property will be seen on the left-hand side approximately 300 yards before the bridge over the Tywi - and identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand that the original part of the property is built of traditional solid stone walls with elevations rendered, with a more recent brick / block cavity rear extension under a part pitched slated and part felt flat roof to provide the following character and well appointed ACCOMMODATION:- FRONT STORM PORCH with uPVC windows to two elevations and a half glazed door leading off to the Living Room.

## LIVING ROOM

14'0" x 10'0" (4.281 x 3.055)



With a feature Oak floor and a Forgemaster 5Kw multifuel stove to the side. Tongue and groove panelled ceiling and decorative wrought iron staircase to First Floor and picture window to the front. Opening through to the

## DINING ROOM

14'1" x 8'5" (4.307 x 2.583)



Again with an Oak floor, tongue and groove pine panelled ceiling, picture window to front and a good sized under-stairs storage cupboard with an Oak door.

## FITTED KITCHEN

14'6" x 8'8" (4.435 x 2.643)



Having feature Italian styled marble floor and fitted with an impressive range of modern base and eye level units housing a 1 1/2 bowl ceramic sink, a Zanussi cooker, a 4 ring ceramic hob, matching eye level units (two glazed) with a brushed aluminium extractor hood. UPVC side door and picture window to rear. Plumbing for an automatic washing machine, neatly set Trianco oil fired boiler for both the central heating and domestic hot water and space for a tumble dryer. We understand the kitchen was only fitted in 2018 and has 8 years remaining on the guarantee.

## FIRST FLOOR

LANDING - with a fitted airing cupboard to one side housing the immersion heater.



## DOUBLE BEDROOM 1

13'7" x 10'1" (4.159 x 3.080)



(Excluding the full width mirror-fronted wardrobes). Loft access.

## DOUBLE BEDROOM 2

15'9" x 9'10" (4.806 x 3.021)



Tongue and groove pine panelled ceiling and picture window to front.

## BATHROOM

9'11" x 8'9" (3.031 x 2.672)



A spacious room with 'Respotex' panelling to all four elevations, modern white three-piece bathroom suite

incorporating a panelled bath (with electric shower over), low level WC and pedestal wash-basin. Wall mounted heated towel rail.

## EXTERNALLY



To the front of the property there is a concreted hardstanding sufficient for two vehicles. To the right there is a level roughly rectangular shaped lawn / kitchen garden area approximately 73' in length with a paved patio area. The boundary is very clear on the ground, but there is a copy of the boundary plan on file, which can be made available on request. We understand the adjacent property has a PEDESTRIAN right of way across the drive, although we are informed it is rarely used.

## SERVICES

Mains electricity, water and drainage. Full uPVC double glazing. Full oil fired central heating. AGENTS NOTE : PLEASE NOTE THAT THE SERVICES AND APPLIANCES HAVE NOT BEEN TESTED.

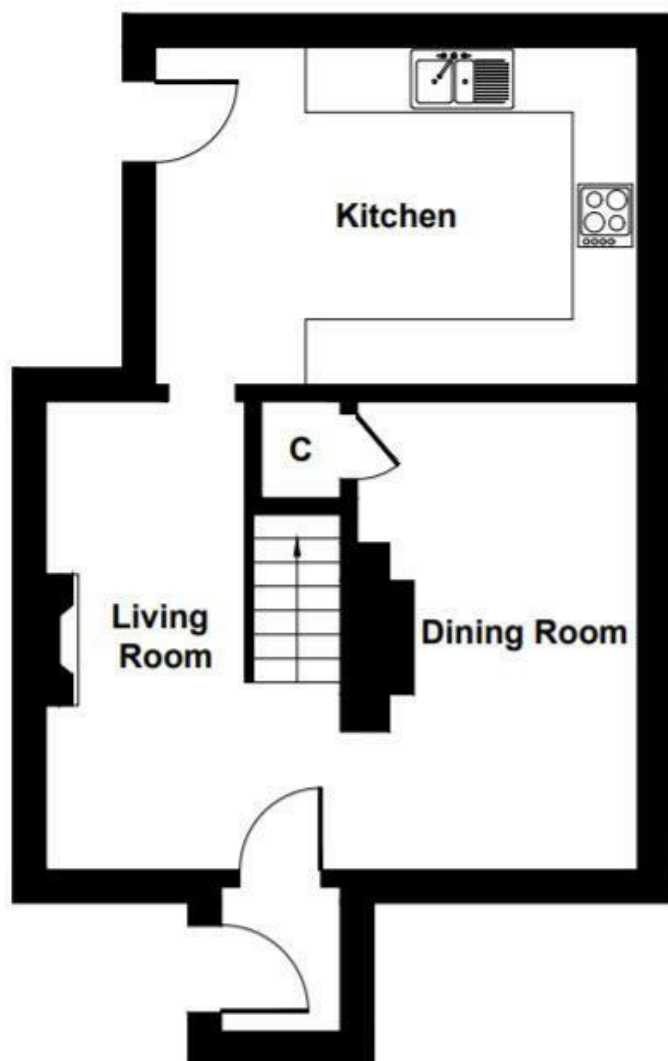
## BOUNDARY PLAN



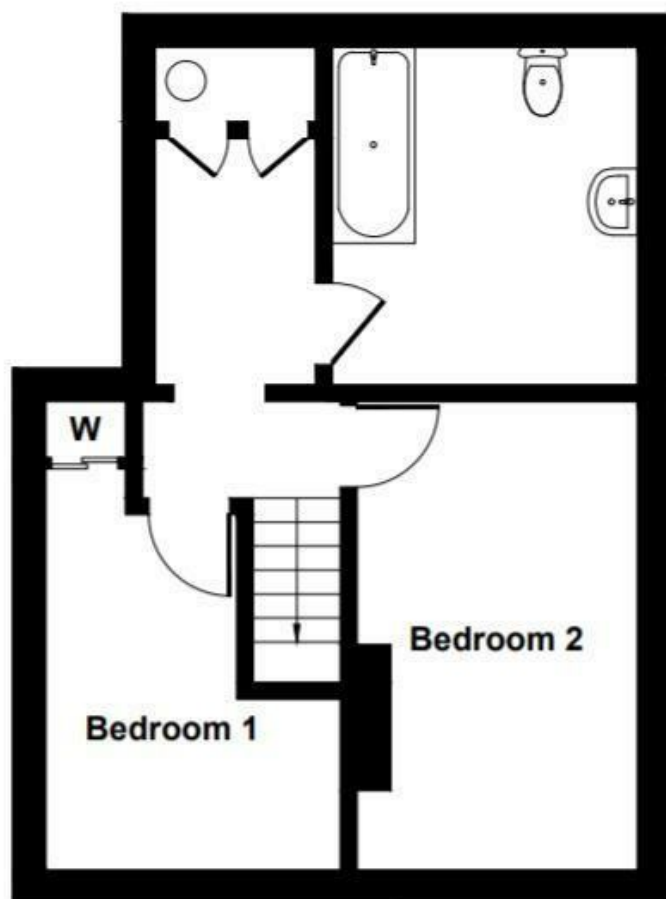
PLEASE NOTE THAT THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY. A copy of the Land Registry Title plan is available on request from any Evans Bros office.

## COUNCIL TAX

Council Tax band C. Council Tax payable for the 2020 / 2021 year is £1,482 which equates to approximately £123.50 per month before discounts.









**GROUND FLOOR**



**FIRST FLOOR**



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



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