



Bridgend Cottage Pontynyswen, Nantgaredig, SA32 7PG

Offers in the region of £145,000

Nestled in the charming hamlet of Pontynyswen, Nantgaredig, this delightful detached country cottage offers a unique opportunity for those seeking a tranquil lifestyle by the river Cothi.

The cottage has the benefit of double glazed windows, oil central heating and briefly comprises 2 reception rooms, kitchen and a convenient downstairs shower room.

Upstairs, you will find two double bedrooms,

The exterior of the property is equally appealing, with parking available and a side garden that invites you to enjoy the natural beauty of the surrounding countryside. This idyllic setting is particularly suited for fishing enthusiasts, as the river Cothi offers excellent opportunities for this beloved pastime.

While the accommodation is already charming, there is potential for improvement, allowing you to personalise the space to your taste. This property is not just a house; it is a chance to embrace a serene lifestyle in a picturesque location. Whether you are looking for a permanent residence or a weekend getaway, this country cottage is a splendid choice for those who appreciate the beauty of rural living.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

LOUNGE/DINING ROOM 16'6" max x 15'8" (5.05m max x 4.80m)



Windows to front and side elevation, exterior front door, stairs to first floor and understairs storage, 2 radiators and doors off to kitchen and sitting room.



SITTING ROOM 11'3" max x 15'8" (3.43m max x 4.80m)



Windows to front and rear elevations, wall light, radiators, fireplace with brick surround and exposed beams to ceiling.

KITCHEN 12'1" x 9'8" (3.70m x 2.96m)



Fitted with base units and a single bowl single drainer stainless steel sink unit, windows to side and rear, radiator and door to side hallway.

HALLWAY



Housing the Worcester oil boiler and external stable door. Door to shower room.

SHOWER ROOM 7'1" x 6'2" (2.16m x 1.88)



Vanity unit, WC and shower enclosure. radiator , shaver point and window to rear.

FIRST FLOOR



Landing with window to front elevation, radiator and doors off to.....



BEDROOM 1 16'0" x 12'8" max (4.89m x 3.88m max)



Window to front, radiator, dressing table and built in storage cupboard.



BEDROOM 2 16'0" x 9'10" max (4.89m x 3.00m max)



Radiator and window to front.



EXTERNALLY



The property is blessed with an attractive riverside setting, positioned along the banks of the beautiful River Cothi. To one side, there is a concrete yard providing ample off-road parking, ensuring practicality and convenience. In a separate area sits the oil storage tank, neatly positioned away from the main garden.

A stone wall marks the boundary with the river, adding security, while steps lead up to a delightful side garden. This peaceful outdoor space is enhanced by a number of mature trees, creating natural shade, privacy, and a wonderfully tranquil atmosphere — the perfect spot for relaxing, gardening, or simply enjoying the sounds of the river flowing by.





FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

CONTACT NUMBERS

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SERVICES

The property is served by Mains electric, private water supply from a well located in the grounds of the property opposite and private drainage.

COUNCIL TAX

We are advised that the Council Tax Band is D

Floor Plan

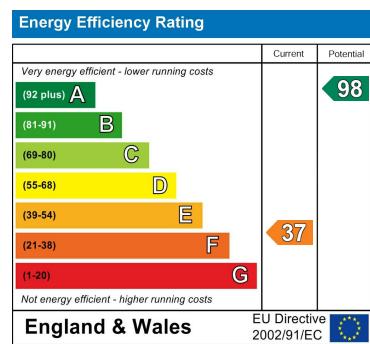


TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, unenlarged items, measurements of doors, windows, roofs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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.