



## **Ty Dyffryn Llanegwad, Carmarthen, SA32 7NJ**

**Offers in excess of £300,000**

Nestled in the charming village of Llanegwad, Nantgaredig, this delightful semi-detached house offers a perfect blend of modern living and picturesque surroundings in the heart of the Towy Valley. With stunning views of the valley, this well-presented home spans three floors, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The fitted kitchen is functional and stylish, complemented by a convenient utility area and a downstairs bathroom, ensuring practicality for everyday living. The first floor boasts two comfortable bedrooms, along with a well-appointed shower room, while the third bedroom is cleverly situated in the loft, offering a unique and private space.

The property is set within beautiful grounds, providing a serene outdoor environment to enjoy. Additionally, there is parking available along with a garage that doubles as a workshop, catering to those with hobbies or requiring extra storage.

This home benefits from modern amenities, including air source heating and solar panels, promoting energy efficiency and sustainability. With its idyllic location and thoughtful design, this semi-detached house is a wonderful opportunity for anyone looking to embrace village life while enjoying the comforts of a contemporary home.



## LOCATION

Situated in the delightful country village of Llanegwad enjoying stunning rural views over the Towy Valley towards Paxton Tower , Dryslwyn Castle and the surrounding countryside. Conveniently located just off the A40 with easy access to the neighbouring villages of Pontarcothi and Nantgaredig where you have a renowned primary school as well as a doctors surgery. The towns of Carmarthen and Llandeilo are both within 8 miles.

A short walk from the property is the Tywi Valley cycle path. An exciting project, well underway, which runs along the former railway track between Carmarthen and Llandeilo. 16.7 miles of traffic free path, running alongside the River Tywi through stunning scenery.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

Approached via a modern composite stable door, stairs to first floor and understairs cupboard. Access off to....

LIVING ROOM 13'6" x 10'5" (4.14m x 3.20m)



Large bay window to side elevation, radiator and a multi fuel stove, painted stone wall.



SITTING/DINING ROOM 13'6" x 10'7" (4.14m x 3.25m)



Multi fuel stove, French doors to front patio, window to rear and door to kitchen.



KITCHEN 7'11" x 12'1" (2.42m x 3.70m )



Fitted with an excellent range of wall and base units including a breakfast bar and incorporating a single bowl inset sink unit with mixer tap, integral dishwasher, electric oven, hob and extractor over, part tiled walls, window to side elevation and exterior door to rear, part tongue and grooved panelling to walls and radiator. Sliding door to utility room.



UTILITY ROOM 6'9" x 6'0" (2.08m x 1.84m)

Houses the heating control system and hot water cylinder, plumbing for washing machine, tiled floor and sliding door to bathroom

BATHROOM 6'9" x 5'9" (2.08m x 1.77m)



Panelled bath with shower over and screen, vanity unit and WC , tiled floor, window to front with opaque glass, radiator.

## FIRST FLOOR



Landing with stairs leading up to bedroom 3 and doors off to.....



BEDROOM 1 13'6" x 10'9" (4.13m x 3.28m)



Window to side elevation enjoying views of the Towy Valley and radiator.



BEDROOM 2 13'6" max x 9'8" max (4.12m max x 2.97m max )



An L shaped bedroom with radiator and window to side elevation.



SHOWER ROOM



Shower enclosure, WC and vanity unit, radiator and window to front with opaque glass.



### ATTIC BEDROOM 13'3" x 12'4" (4.04m x 3.76)



With a vaulted ceiling, radiator and Velux windows including one that opens into a balcony taking full advantage of the stunning Towy Valley views.

### VIEWS FROM THE BALCONY



### EXTERNALLY



Gravelled parking to the front providing off road parking and steps lead up to a paved patio.

### GARAGE/STUDIO



With Double glazed bi-fold doors, power and light connected and a spacious loft above with separate access.



## THE GROUNDS



Laid mainly to lawn with well stocked borders and mature trees

Raised decking/seating area with gazebo which is a lovely area for entertaining and where you can enjoy the views .

Garden store shed and Log stores.



## SERVICES

Mans water, electric and drainage

Air source heating and solar panels providing support for the electric supply providing an energy efficient home with B energy rating.

## COUNCIL TAX

We are advised that the Council Tax Band is D





## FLOOR PLANS

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

## 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.

## 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 .

## CONTACT NUMBERS

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Floor Plan

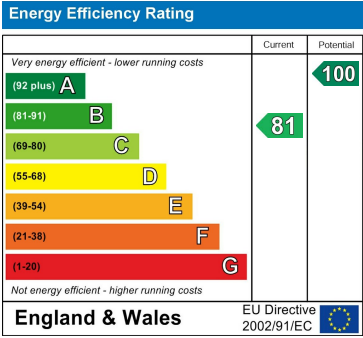


TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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