



## **Am-Nawr , Nantgaredig, SA32 7LE**

**Offers in the region of £99,950**

Welcome to this charming semi-detached house located in the picturesque village of Nantgaredig in the sought-after Towy Valley.

This delightful property boasts a cottage-style accommodation that has the benefit of double glazed windows, oil central heating with living room and kitchen/dining area, three cosy bedrooms one with en-suite and bathroom. Situated close to village amenities including a primary school and doctors, this home offers the perfect blend of rural tranquillity and everyday convenience. The absence of a garden ensures low maintenance, allowing you to enjoy the beauty of the surrounding countryside without the hassle of extensive outdoor upkeep.

## LOCATION & DIRECTIONS



The sought after village of Nantgaredig is located in the renowned picturesque Towy valley. The village has an excellent range of amenities that are all within walking distance including a doctors surgery and primary school as well as a village pub, rugby club and is on a regular bus route.

The nearby Towy and Cothi Rivers are renowned for Sea Trout and Salmon fishing.

Located some 6 miles from the county, market and administrative town of Carmarthen, which boasts a modern shopping centre with many multi national stores as well as local shops and a multiplex cinema. Educational facilities are excellent with the Queen Elizabeth High School, the Welsh Medium school at Bro Myrddin as well as Bro Dynefwr School in Llandeilo.

There is a main line railway station that provides you with access to Swansea, Cardiff and Paddington London and with the Carmarthen By Pass you have swift access on to the A40 West and the A48 onto the M4 . The popular market town of Llandeilo with its delightful boutique style shops and hotels is 10 miles.

**DIRECTIONS:** From Carmarthen take the A40 towards Llandeilo for approximately 6 miles to the village of Nantgaredig. Am-Nawr will be found on the square on the turning to Brechfa

### ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

#### RECEPTION HALLWAY

Front entrance door, stairs leading to first floor and doors off to:

**LIVING ROOM 15'5" x 14'9" max (4.70m x 4.50m max)**

Windows to front and side elevations, wood flooring, 2 radiators, wall light and a feature fireplace housing and electric fire.

Door to understairs cupboard which houses the Worcester oil fired boiler.



**KITCHEN/DINING AREA 15'8" x 8'2" ext to 11'9" (4.80m x 2.50m ext to 3.60m)**

Fitted with a range of wall and base units incorporating a 1.5 bowl single drainer sink unit, electric oven and hob , plumbing for washing machine, space for fridge.

Windows to front and rear, tiled floor, radiator and part tongue and grooved panelling to dado height.



## FIRST FLOOR

Landing with radiator, storage cupboard with shelving and doors off to....

BEDROOM 1 11'1" x 7'6" max (3.40m x 2.31m max)



Window to side and front elevations, radiator and door to En-Suite.



EN-SUITE 10'2" x 3'7" (3.10m x 1.10m)



WC, wash hand basin and tiled shower enclosure with Galaxy shower, shaver point and light window to side elevation.

BEDROOM 2 10'2" x 6'10" (3.10m x 2.10m)

Radiator, window to front and built in wardrobe.



BEDROOM 3 9'10" ect to 11'1" x 8'10" (3.00m ect to 3.40 x 2.70m)

Window to front, radiator, vanity unit with shaver point , light and mirror, access to loft space.



### BATHROOM

Panelled bath with shower over, WC and wash hand basin, shaver point and light, radiator and window to rear with opaque glass.



### EXTERNALLY

Gated access to a rear alley which houses the oil storage tank.

### PARKING

The current vendors have an arrangement with a neighbouring chapel to park in the chapel car park at an annual fee. Prospective buyers to make their own enquires as to whether this arrangement can continue.

### SERVICES

Mains water, electric and drainage.

### COUNCIL TAX

We are advised that the Council Tax Band is C

### 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 .

### 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

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

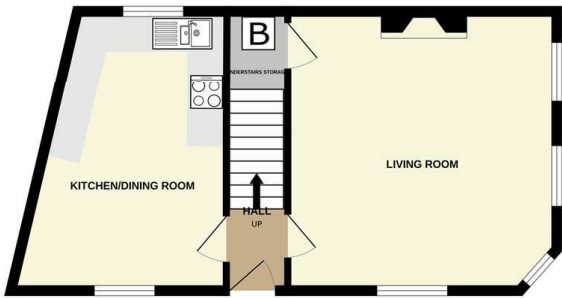
Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

Floor Plan

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

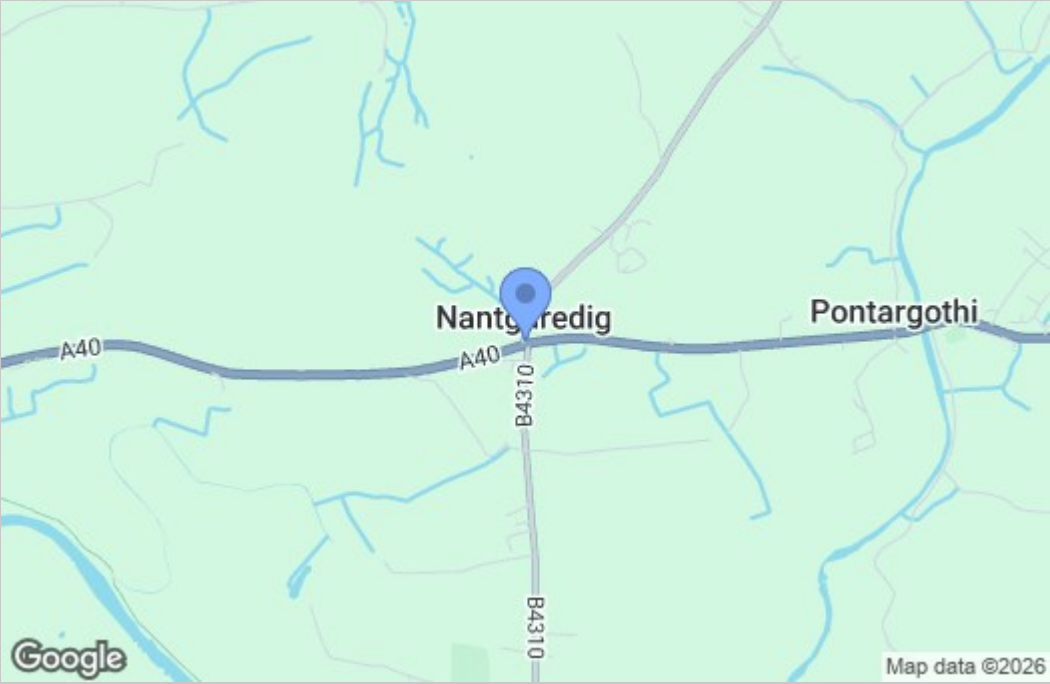


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

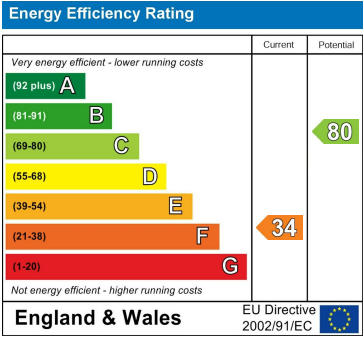


TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.