





Maes Mawr Felingwm Isaf, Nantgaredig, Carmarthen, SA32 7PB

Offers In The Region Of £750,000

- 15.91 ACRE RESIDENTIAL SMALLHOLDING.
- 6 BEDROOMS. 4 EN-SUITE BATH/SHOWER ROOMS. 6 WC's.
- 2 MILES A40 TRUNK ROAD, NANTGAREDIG PRIMARY SCHOOL AND DOCTORS SURGERY.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- SUBSTANTIAL, INDIVIDUALLY BUILT, ARCHITECT DESIGNED DORMER RESIDENCE. FLOOR AREA - 296 SQ.M. APPROX.
- SITTING ROOM WITH 'INGLENOOK STYLE' FIREPLACE 32'7" x 28'10".
- 7.5 MILES CARMARTHEN TOWN CENTRE. 11.5 MILES LLANDEILO.
- HIGHLY INSULATED - EPC - C (80).
- PEACEFUL, PRIVATE, SUNNY SOUTH FACING POSITION WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE.
- BARN 60' X 24'. PV PANELS PROVIDING AN INCOME.
- INSULATED SOLID OAK FLOORING TO SOME GROUND FLOOR ROOMS.
- TRADITIONALLY BUILT.

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A most conveniently situated individually built (2004) 15.91 ACRE RESIDENTIAL SMALLHOLDING comprising an architect designed 4/6 BEDROOMED DETACHED DORMER RESIDENCE having a large sitting room (32'7" x 28'10") 4 EN-SUITE BATH/SHOWER ROOMS and a total of 6 WC's affording spacious versatile family accommodation, together with a MODERN OUTBUILDING measuring 60' x 24' that incorporates 2 STABLES situated set well back off the road enjoying far reaching rural views enjoying the peace and tranquillity of a rural setting being approached via a private shared lane over which the property has a right of way being approximately 0.2 of a mile off the Council maintained road within 0.4 of a mile of the village of Felingwm Isaf and B4310 'Nantgaredig to Abergorlech' Road, is located some 2 miles north of the A40 trunk road and the popular village of Nantgaredig which offers a Primary School, Doctors Surgery, Public House and Rugby Ground, is some 5 miles south of the rural village community of Brechfa, is within 7 miles of Glangwili General Hospital and the property is located within 7.5 miles of the readily available range of shopping, commercial, educational and leisure facilities and services at the centre of the County and Market town of Carmarthen. The town of Llandeilo being approximately 11.5 miles away.

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Council Tax Band: G





FEATURE CANOPIED OAK ENTRANCE PORCH
8'0" x 4'5"
with dwarf stone wall and slate slabbed flooring. Oak glazed/panelled entrance door with stained glass/leaded lights and opaque double glazed side screens to

RECEPTION HALL
14'3" x 11'3"
with solid oak boarded floor. Oak staircase to fist floor. One wall feature solid oak panelling. 2 Power points. Telephone point.

SITTING/DINING ROOM
32'7" x 28'10"
with triple aspect. Feature beamed ceiling. PVCu double glazed window to side. 3 PVCu double glazed double French doors to the front and side elevations. Feature stone 'inglenook' style fireplace with oak beam incorporating a multi-fuel room heater. 2 Radiators. Feature solid oak panelling to one wall. 10 Power points. TV point. Opaque glazed/panelled oak double doors to the rear hall

PVCu CONSERVATORY
22'3" x 6'0"
with boarded effect vinyl floor covering. Part double glazed under a polycarbonate roof. PVCu double glazed doors to either side. 2 Radiators. 4 Power points.

REAR HALL
18'4" x 11'8"
with 2 power points. Solid oak boarded floor. 2 Radiators. Feature beam and part exposed stone walls.

SEPARATE WC
with oak boarded floor. Chrome towel warmer ladder radiator. Cloak hooks. 2 Piece suite in white comprising WC and wash hand basin. Ceramic tiled floor. Fully tiled walls.

FITTED KITCHEN/BREAKFAST ROOM
17'5" x 13'1"
with ceramic tiled floor. Recessed downlighting. Double aspect. 2 PVCu double glazed windows - one with a far reaching view. Part tiled walls. 2 Radiators. 10 Power points plus fused points. Range of fitted base and eye level kitchen units with solid wood fronts incorporating a plate rack, single bowl sink unit, wine rack and canopied cooker hood. 'Rangemaster Toledo' dual fuel (L.P. gas and electric) cooking range with stainless steel splashback. Door to the integral garage.

FIRST FLOOR -
7'10" (2.39m) ceiling heights - pine boarded floors and doors.

GALLERIED STYLE LANDING
17'0" x 12'0" overall
'L' shaped with 2 power points. PVCu double glazed window with a far reaching view.

SEPARATE WC.
with 2 piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan. Chrome towel warmer ladder radiator.

FRONT BEDROOM 1
16'4" x 12'10" overall
slightly 'L' shaped with part sloping ceiling. Double glazed 'Velux' window. Recessed downlighting. PVCu double glazed window with a far reaching view. Radiator. 8 Power points.

WALK-IN WARDROBE OFF
5'7" in depth

EN-SUITE SHOWER ROOM
7'5" x 5'7"
with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture. Wall light. Extractor fan. Chrome towel warmer ladder radiator. Recessed downlighting. Quadrant shower enclosure with electric shower over and sliding shower doors.

REAR BEDROOM 2
12'11" x 11'5"
with PVCu double glazed window. Radiator. 6 Power points. TV point. Staircase to the attic room. Recessed downlighting.

WALK-IN WARDROBE OFF
5'11'0" (5'11") in depth

EN-SUITE SHOWER ROOM
8'2" x 7'1"
with extractor fan. Recessed downlighting. Ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture. Quadrant shower enclosure with electric shower over and double sliding shower doors.

FITTED AIRING/LINEN CUPBOARD
with hot water cylinder.

HOME OFFICE/BEDROOM 5
10'4" x 8'8"
with part sloping ceiling. Radiator. PVCu double glazed window to rear. 6 Power points. TV point.

STUDY/BEDROOM 6
10'5" x 9'2"
with part sloping ceiling. Radiator. Double glazed 'Velux' window to rear. 6 Power points. TV point.

REAR BEDROOM 3
with recessed downlighting. Radiator. PVCu double glazed window. 4 Power points. Part sloping ceiling.

WALK-IN WARDROBE
6'4" in depth

EN-SUITE BATHROOM
8'0" x 6'4"
with extractor fan. Recessed downlighting. Radiator. Fully tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. 3 Piece suite in white comprising panelled bath, WC and wash hand basin with fitted storage cupboard beneath. Fitted cupboard.

MASTER BEDROOM 4
16'11" x 12'10"
with double glazed' Velux' window. PVCu double glazed window with a far reaching view. Radiator. Recessed downlighting. 8 Power points. TV point. Part sloping ceiling. Ceiling fan.

WALK-IN WARDROBE
9'2" x 3'5"
with double doors.

WALK-IN WARDROBE/AIRING ROOM
8'0" in depth
with hot water cylinder.

EN-SUITE BATHROOM
8'4" x 7'11"
with ceramic tiled floor. Fully tiled walls. Recessed downlighting. Extractor fan. Radiator. 4 Piece suite in white comprising WC, bidet, jacuzzi corner bath with spa shower surround and shower screen/doors, wash hand basin to fitted bathroom furniture.

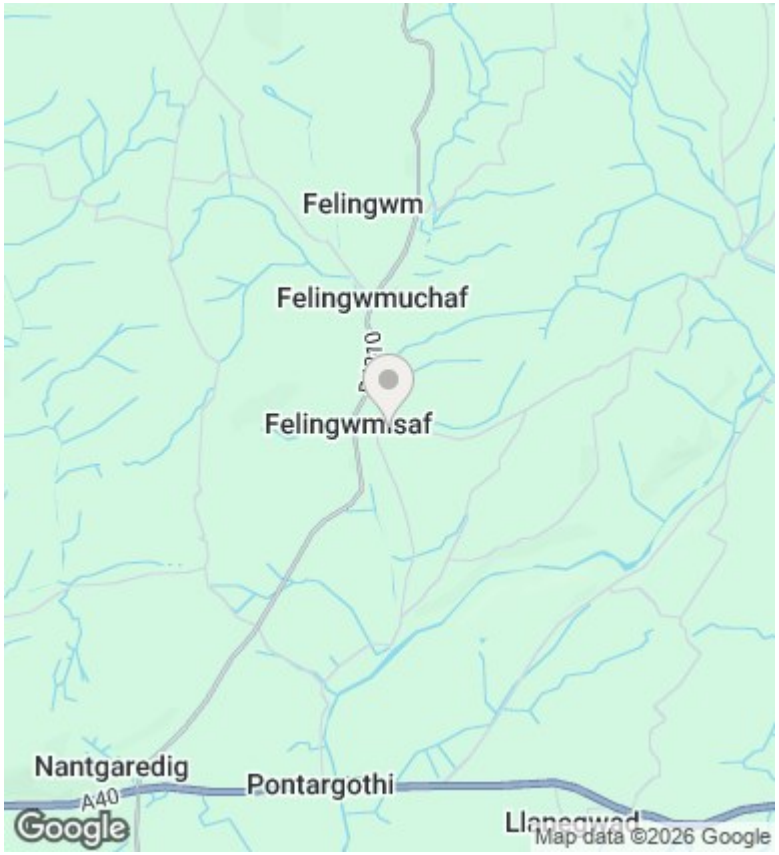
ATTIC ROOM
60'0" x 8'0"
with sloping ceiling. Double glazed 'Velux' window. Boarded floor.

EXTERNALLY
The property is approached off the private shared lane via an electronically operated, sliding wrought iron gate that leads to a hardcored forecourt/parking/turning area. There are to the rear, paved and decked terraces with fitted seating with beyond a former vegetable garden. OIL STORAGE TANK. POLYTUNNEL. LOG STORE. LEAN TO CAR PORT with outside power point and electric light. OUTSIDE WATER TAP.
Below the main entrance to the house is a separate double gated entrance that leads to the modern outbuilding at rear and which has provision for a static caravan.

INTEGRAL DOUBLE GARAGE
18'6" x 17'8"
with up and over garage door. Plumbing for washing machine. Radiator. Base unit. 12 Power points. Electricity consumer unit. PV panel invertor and isolator switches. 'Worcester' oil fired central heating boiler. C/h timer control. Private water filtration equipment.

BARN
60'0" x 24'0" overall
concrete block built with a steel frame. Concreted floor. Inspection pit. 8 Power points. 2 Stables each measuring 14' 11" x 12' and 14' 11" x 12' 6" (4.55 x 3.66 and 4.55m x 3.81m) both with water bowls.





Directions

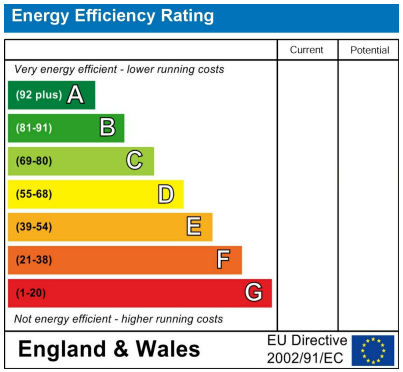
From Carmarthen take the A40 trunk road east towards Llandeilo and having past the turning for Whitemill and upon entering Nantgaredig turn left on the square signposted Brechfa, Llansawel and B4310. Continue along this road (Abergorlech Road) for 1.5 miles and upon entering the village community of Felingwm Isaf turn first right after the stone wall and before the bus shelter/red post box into a Class III Council maintained road. Travel down this road over the railed river bridge, continuing up

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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