Sales & Lettings of Residential, Rural & Commercial Properties

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Seren Aur Station Road, Nantgaredig, Carmarthen, SA32 7LG

Offers In The Region Of £850,000

- SPACIOUS MODERN FAMILY RESIDENCE.
- 4 BATHROOMS/WC's. OIL C/H.
- SHORT LEVEL WALK PRIMARY SCHOOL.
- CLOSE TO DOCTORS SURGERY.
- 5 MILES GLANGWILI GENERAL HOSPITAL.
- SET IN THIRD ACRE PRIVATE GARDENS.
- 1 BEDROOMED GRANNY ANNEXE.
- MIDWAY CARMARTHEN AND LLANDEILO.
- PVCu DOUBLE GLAZED WINDOWS,
- 6 MILES CARMARTHEN TOWN CENTRE.
- 5/6 BEDROOMS. 3/4 LIVING ROOMS.
- 72mm HABITABLE LOG CABIN.
- AMIDST BEAUTIFUL TYWI RIVER VALLEY.
- JUST OFF A40 TRUNK ROAD AND BUS ROUTE.
- 10 MILES LLANDEILO.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

Seren Aur Station Road, Carmarthen SA32 7LG

A most conveniently situated very well presented individually built (2003) 5/6 BEDROOMED - 3/4 RECEPTION ROOMED DETACHED FAMILY RESIDENCE built to a timber framed design together with a 72mm HABITABLE LOG CABIN and DETACHED DOUBLE GARAGE with 1 BEDROOMED GRANNY FLAT above set well back off the road in a THIRD OF AN ACRE or thereabouts of private level gardens within close proximity of the Doctors Surgery/Health Centre and thriving Primary School at the popular village of Nantgaredig which in turn is located amidst the beautiful Tywi river valley on the A40 trunk road (bus route) within 3 miles of the National Botanic Garden of Wales, is within 4 miles of the A48 dual carriageway at Porthyrhyd, is within 5 miles of Glangwili General hospital, is within 6 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen, is within 8 miles of the Business Park at Cross Hands, is within 10 miles of Llandeilo and the property is located within 12 miles of the M4 Motorway.

5 4 4

Council Tax Band: G





ENTRANCE HALL
with tiled floor. 2 Power points. 2 PVCu double glazed windows. PVCu double glazed entrance door. 2 Wall light fittings. PVCu opaque double glazed entrance door with leaded effect lights to

RECEPTION HALL
18'9" x 12'10" overall
with 4 PVCu double glazed windows. Staircase to first floor. 3 Radiators with decorative covers. 5 Power points. Telephone point. Understairs storage area and cupboard. Mains smoke alarm. Glazed double doors to the Lounge.

FAMILY ROOM/BEDROOM 6
13'4" x 11'11"
with radiator. Double aspect. 2 PVCu double glazed windows. PVCu double glazed double French doors to and overlooking the side paved sun terrace. 6 Power points. TV and telephone points. Door to the shower room.

LOUNGE
13'5" x 13'5"
with radiator. Double aspect. PVCu double glazed French doors to and overlooking the side paved sun terrace. Feature marble fireplace with granite hearth. 10 Power points. Telephone point. Glazed door to

DINING ROOM
11'5" x 10'11"
with radiator. PVCu double glazed double 'French' doors to and overlooking the side garden. TV and telephone points. 8 Power points. 5' (1.52m) Wide opening to

FITTED KITCHEN/BREAKFAST ROOM
18'1" x 12'11"
with PVCu double glazed window overlooking the rear garden. Tile effect vinyl floor covering. 2 Radiators with decorative covers. 13 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, canopied cooker hood and extractor fan. Tiled splashback. Plumbing for dishwasher. The cooking range is NEGOTIABLE. Part glazed door to the Utility room. 3' 11" (1.19m) Wide opening to

SUN LOUNGE
12'11" x 10'5"
with triple aspect. Radiator. 3 PVCu double glazed windows. PVCu double glazed double 'French' doors to the rear sun terrace. 9 Power points.

LAUNDRY/UTILITY ROOM
14'3" x 7'4" overall
with tile effect vinyl floor covering. Double aspect. 3 PVCu double glazed windows. Access to loft space. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. Radiator. 10 Power points. Cloaks cupboard. PVCu part opaque stable type door to outside. Door to

SHOWER ROOM
7'11" x 5'3"
with extractor fan. Tile effect vinyl floor covering. PVCu opaque double glazed window. Towel warmer ladder radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with low threshold tray and electric shower over. Shower screen. Door to the Family room/Bedroom 6.

FIRST FLOOR

GALLERIED STYLE LANDING
with 2 mains smoke alarms. Radiator with decorative cover. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD

FRONT BEDROOM 1
11'11" x 10'7" overall
with radiator having a decorative cover. 2 PVCu double glazed windows to fore. 6 Power points. TV point.

EN-SUITE SHOWER ROOM
10'2" x 3'10"
with PVCu opaque double glazed window. Extractor fan. Fitted wall storage cupboards. Towel radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with plumbed-in shower over and folding shower door.

REAR BEDROOM 2
11'11" x 10'0"
with radiator having a decorative cover. 2 PVCu double glazed windows. 4 Power points. TV and telephone points.

FAMILY BATHROOM
8'8" x 7'9" overall
'L' shaped with extractor fan. PVCu opaque double glazed window. Part tiled walls. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with dual head shower attachment.

MASTER BEDROOM 3
12'2" x 11'11" plus
built-in wall to wall /floor to ceiling wardrobes with sliding doors. Double aspect. 3 PVCu double glazed windows. Radiator with decorative cover. 8 Power points. TV and telephone points. Access via retractable loft ladder to partly boarded attic space with electric light and 2 power points.

EN-SUITE SHOWER ROOM
8'8" x 4'5"
with part tiled walls. Tile effect vinyl floor covering. Radiator. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled double shower enclosure with dual head shower over and sliding shower door.

FRONT BEDROOM 4
13'8" x 10'6"
with radiator having a decorative cover. 6 Power points. TV and telephone points.

FRONT BEDROOM 5
12'10" x 11'9"
with double aspect. 4 Double glazed windows. 2 Radiators with decorative covers. 6 Power points. This room is presently utilised as a craft room and was formerly two rooms.

EXTERNALLY
The residence is approached via a short right of way over the lane that serves the Doctors Surgery/Health Centre. The residence occupies approximately a third of an acre or thereabouts of level enclosed private landscaped gardens that incorporate a tarmacadamed entrance drive that provides ample private car parking and turning together with a concreted hardstanding for a motorhome/caravan with there being paved sun terraces to the front either side and rear. There are mainly lawned gardens to either side and the rear, together with an orchard with apple and pear trees. Raised herbaceous borders and ornamental pond. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. OIL STORAGE TANK

GARDEN/POTTING SHED
with vine

72MM HABITAL LOG CABIN
That is connected to the services and comprises: -

ENTRANCE HALL
19'0" x 4'9"
with 4 double glazed windows. Part double glazed pine panelled entrance doors. 4' 7" (1.40m) Wide opening to

LIVING/DINING ROOM/BEDROOM
19'0" x 8'0"
with 4 power points. 2 Double glazed windows. Staircase to first floor. Smoke alarm. Opening to

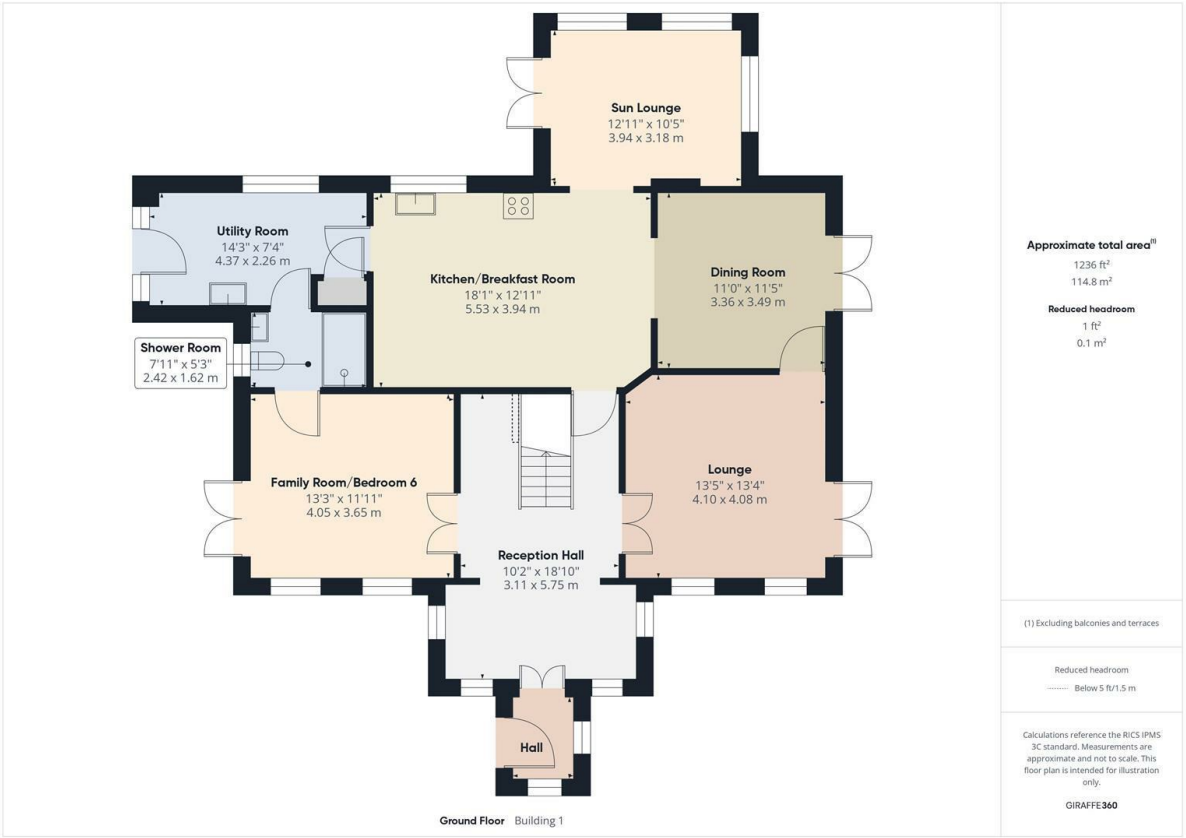
KITCHEN
9'7" x 6'6"
with kitchen unit incorporating a hob, sink unit and space for a fridge. Fitted base unit. Double glazed window.

BATHROOM
9'6" x 5'11"
with tile effect vinyl floor covering. Double glazed window. Extractor fan. Electric pressurised hot water cylinder. 3 Piece suite in white comprising WC, wash hand basin and panelled bath.

ATTIC BEDROOM
19'5" in length
with 2 double glazed 'Velux' windows. Double glazed window to fore. 'T&G' boarded sloping ceiling with restricted headroom.

DETACHED DOUBLE GARAGE
with ground/first floor self contained 'Granny Annexe' that has the benefit of :-
PVCu double glazed windows. Moulded white internal doors.

DOUBLE GARAGE
20'8" x 20'6" overall
'L' shaped with electronically operated up and over garage door. Double glazed window. Double bowl sink unit. Electric boiler. Understairs storage cupboard. 10 Power points.





Directions

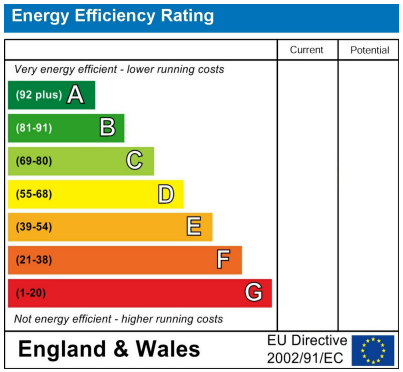
From Carmarthen take the A40 trunk road east towards Llandeilo passing Whitemill and continuing to Nantgaredig. At Nantgaredig 'Square' turn right into 'Station Road' opposite the left hand turning for Brechfa. Travel a short distance down 'Station Road' past the entrance to the Primary School and turn next right for the Doctors Surgery. Continue a short distance along this road and the entrance to Seren Aur will be found on your left hand side.

Viewings

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

Council Tax Band

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