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Ardwyn, 2 Danybanc, Nantgaredig, Carmarthen, Carmarthenshire, SA32 7NY

Offers Around £249,000 ono

AN IDEAL FAMILY HOME. A VERY WELL PRESENTED and conveniently set FREEHOLD SEMI DETACHED HOUSE situated close to the highly sought after TOWY VALLEY VILLAGE OF NANTGAREDIG and enjoying attractive views over the surrounding countryside and TOWY VALLEY. The property is in VERY GOOD ORDER throughout and comprises a LIVING ROOM, FITTED KITCHEN, CONSERVATORY and 3 BEDROOMS (2 DOUBLES). The dwelling benefits from FULL OIL CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING and an approx. 75' LONG REAR GARDEN. Conveniently located just 1 MILE FROM THE PRIMARY SCHOOL and DOCTORS SURGERY, 5.2 MILES FROM GLANGWILI HOSPITAL and approx. 6.5 MILES FROM CARMARTHEN TOWN CENTRE with its excellent range of amenities. A highly appealing property suitable for first time buyers, families or retirement purchasers alike. NO ONWARD CHAIN.

LOCATION & DIRECTIONS

Conveniently yet peacefully situated at OS Grid Ref SN 500 226 next to the B4310 Nantgaredig to Brechfa road - approximately 1 mile from the Primary School and doctor's surgery at Nantgaredig. Glangwili hospital is approx 5 miles away, while the centre of the county town of Carmarthen is approximately 6.5 miles away to the west and offers a fantastic range of amenities including the mainline train station, regional hospital, several large supermarkets, 2 Secondary schools etc. From Carmarthen take the A40 east as it heading towards Llandeilo. At the village of Nantgaredig, turn left at the crossroads (as if heading towards Brechfa) and continue for approximately three quarters of a mile and the property will be seen on the left, identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the 1930s of cavity construction under a pitched roof to provide the following good sized and well maintained accommodation. FRONT ENTRANCE HALLWAY with a feature tiled floor, picture window to the front, half glazed front door, staircase to the first floor and under-stairs cupboard.

LIVING ROOM

13'4" x 10'10" (4.08 x 3.31)



With a laminate floor, large picture window to the front and a cast iron wood burning stove, floating Oak mantelpiece and smooth rendered ceiling.

KITCHEN

13'3" x 10'11" (4.04 x 3.34)



Having an Italian tiled floor and fitted with a good range of kitchen units comprising ample base units incorporating a single drainer twin bowl sink, ample Formica type worksurfaces, a double oven with a 4 ring ceramic hob, plumbing for an automatic washing machine, plumbing for a dishwasher and ample space for an American style fridge / freezer. Matching eye level units.

CONSERVATORY

13'4" x 6'5" (4.08 x 1.96)



Tiled floor with under-floor heating with a plynth to approx knee level, glazing to 2 elevations and a sloping Polycarbonate roof. Cupboard off to the side housing the oil fired Worcester boiler for both the central heating and domestic hot water - serviced annually.

BATH / SHOWER ROOM

10'5" x 5'4" (3.20 x 1.63)



With a luxury vinyl tiled (LVT) floor, half tiled walls and fitted with a modern white 4-piece bathroom suite comprising a WC, paneled sink, paneled bath and corner shower cubicle.

FIRST FLOOR

LANDING with a loft access having a pull-down ladder to the fully boarded and insulated loft.

FRONT BEDROOM 1

17'2" x 9'5" (5.24 x 2.88)



Having 2 windows looking over the Towy valley, ample wardrobe space, decorative fire recess and useful desk area. Smooth rendered ceiling.

REAR BEDROOM 2

10'11" x 8'11" (3.34 x 2.74)



Picture window overlooking the rear garden and louver fronted storage cupboard.

REAR BEDROOM 3 / HOME OFFICE

7'8" x 7'5" (2.35 x 2.28)



Ample wardrobe space and smooth rendered ceiling.

EXTERNALLY



To the front, there is a good sized walled lawn with a central

path. To the side, there is a concreted path leading past the conservatory to the approx 75' long rectangular garden comprising a paved patio area (ideal for BBQs and relaxation) a lawn and 3 storage sheds. We are informed the wooden shed is practically new.

SERVICES

Mains electricity, water and drainage. Full oil central heating. Full upvc double glazing. We are informed a new Consumer Unit was installed and the owners have a new Electrical Installation Certificate. A copy can be made available on request.

BOUNDARY PLAN

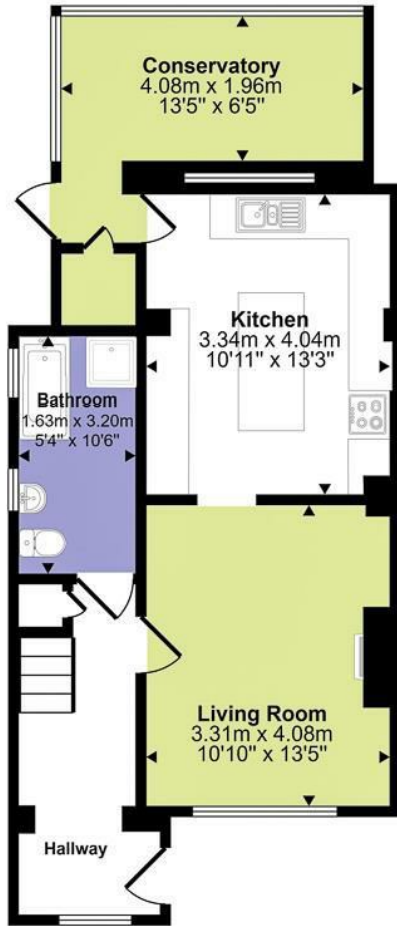


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

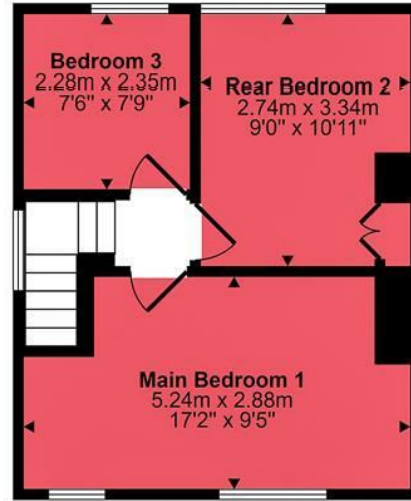
COUNCIL TAX

We understand that the property is in Band C and the Council Tax payable for the 2026 / 2027 financial Year is £2,090 which equates to approx £174 a month without discounts.

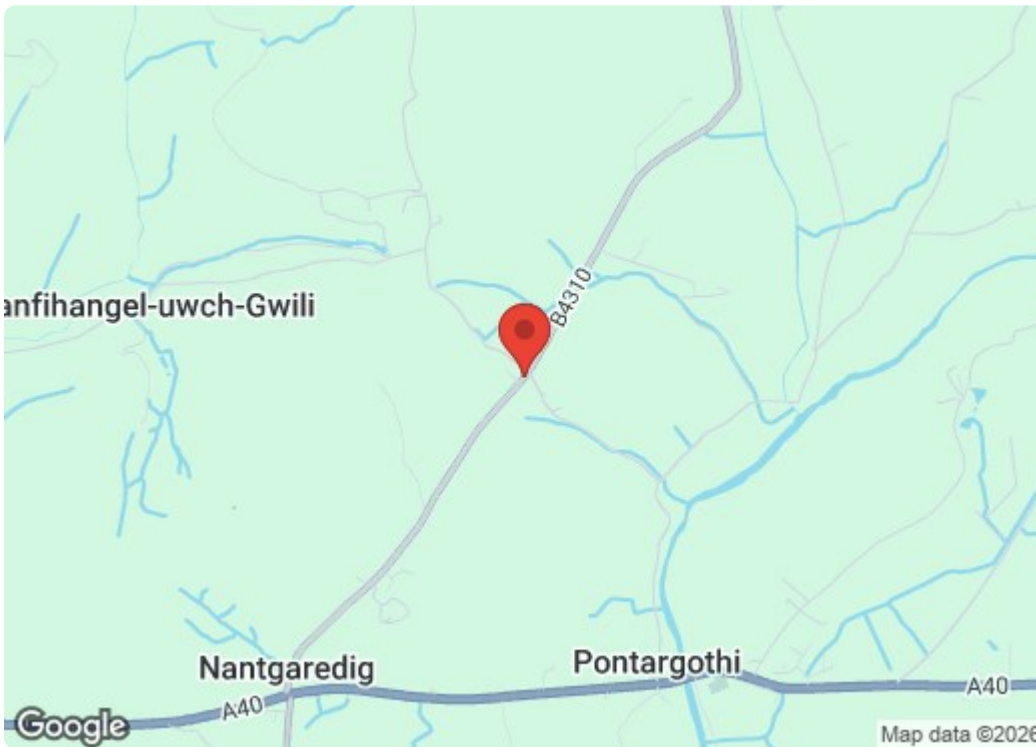
Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft



First Floor
Approx 33 sq m / 351 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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