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Swn Yr Afon, Felingwm, Carmarthen, Carmarthenshire, SA32 7PR

Offers Around £420,000

A very impressive and well presented DETACHED MODERN freehold 4 / 5 BEDROOMED HOUSE, all in very good order throughout and on the edge of a very popular village approx 2 miles north of Nantgaredig. The dwelling comprises 1 LIVING ROOM, A LARGE OPEN PLAN KITCHEN / DINING ROOM, GROUND FLOOR SHOWER ROOM, STUDY / GROUND FLOOR BEDROOM, FOUR BEDROOMS (ALL DOUBLES AND 1 EN-SUITE) AND A FAMILY BATHROOM. Full oil fired central heating and full double glazing. Externally, there is off-road parking for at least 3 vehicles, a DETACHED GARAGE and an attractive garden to the rear. An IDEAL FAMILY HOME - highly recommended.

LOCATION & DIRECTIONS

Conveniently set at OS Grid Ref SN509 246 on the edge of the village of Felingwm Uchaf and just 2 miles up the Cloidach valley (a tributary of the River Cothi) from the very popular village of Nantgaredig. The nearest primary school and Doctor's Surgery is in Nantgaredig (approx. 5 minutes drive away) while the county town of Carmarthen is approx. 12 – 15 minutes drive away and offers a fantastic range of amenities including a mainline train station, regional hospital, numerous large supermarkets etc. From Carmarthen take the A40 Llandeilo Road to Nantgaredig. Turn left at the crossroads towards BRECHFA and proceed to FELINGWM UCHAF. The property will be seen on the right just after the Plough Inn and identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property is built of timber framed construction with a rendered and painted outer leaf under a pitched tiled roof to provide the following spacious and very well appointed accommodation. FRONT ENTRANCE HALLWAY with a staircase to the first floor, good quality laminate flooring and walk in storage cupboard to the side.

LOUNGE

16'4" x 14'8" (4.988 x 4.486)



Having an impressive decorative fireplace housing a reproduction stove, laminate flooring and bay window to the front.

KITCHEN / DINING ROOM

28'2" x 15'0" max (8.594 x 4.577 max)



Fitted with a superb range of base and eye level kitchen units incorporating an integrated dishwasher, sink, ample worktops, extractor fan etc and a good size dining area having double patio doors to the rear decking area etc.

GROUND FLOOR BEDROOM / STUDY

12'9" x 8'9" (3.891 x 2.691)



With a smooth rendered ceiling.

UTILITY ROOM

11'4" x 6'9" (3.470 x 2.081)



With a tiled floor, half glazed rear door and Worcester oil fired

combi boiler for both the central heating and domestic hot water. We understand this boiler was fitted new in 2018.

DOWNSTAIRS SHOWER ROOM

8'5" x 9'5" (2.586 x 2.881)



Having a large shower, boxed in wash basin, WC and under stairs storage cupboard.

FIRST FLOOR

Spacious LANDING with a loft access.

PRINCIPAL REAR BEDROOM 1

15'1" x 14'3" (4.598 x 4.3484)



Having quality laminate flooring, smooth rendered ceiling and double patio doors to the good sized rear balcony.

FRONT DOUBLE BEDROOM 2

16'4" x 14'8" (4.980 x 4.482)



Smooth rendered ceiling and door off to the en-suite shower room.

EN-SUITE SHOWER ROOM

10'5" x 6'2" (3.192 x 1.883)



Part tiled and fitted with a modern white 3-piece bathroom suite comprising a WC, boxed washbasin and large shower cubicle.

FRONT DOUBLE BEDROOM 3

13'8" x 10'5" (4.183 x 3.199)



Smooth rendered ceiling.

REAR DOUBLE BEDROOM 4

11'5" x 11'5" (3.496 x 3.487)

Smooth rendered ceiling and picture window.

FAMILY BATHROOM

11'5" x 8'5" (3.484 x 2.582)



Half tiled and fitted with a modern white 3-piece bathroom suite comprising a WC, pedestal wash basin, panelled bath with shower attachment over and good sized airing cupboard to one side.

EXTERNALLY



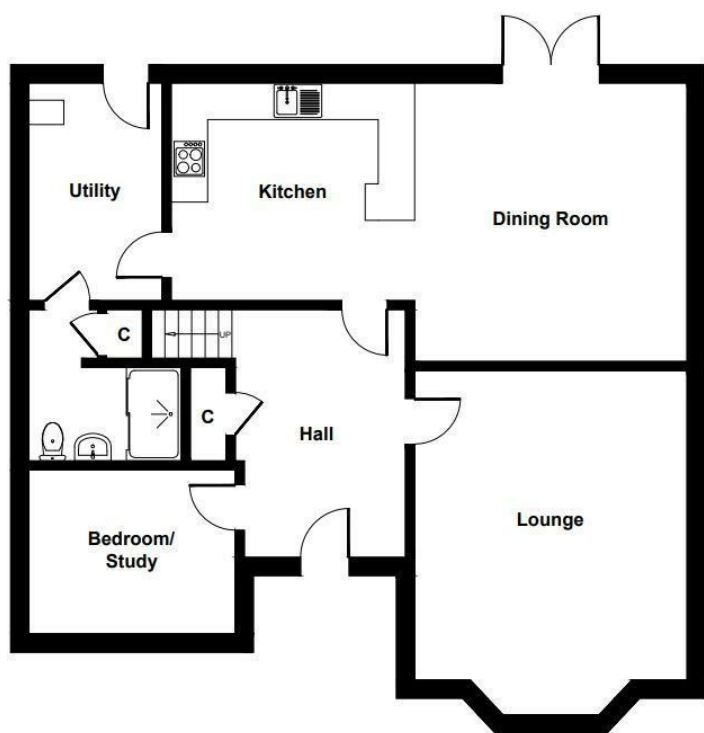
The front of the dwelling there is a decent sized hard cored hardstanding; big enough for at least 3 vehicles. To the side there is a SINGLE GARAGE while to the rear there is a tiered lawn and garden with flower beds, a DECKING AREA etc.

SERVICES

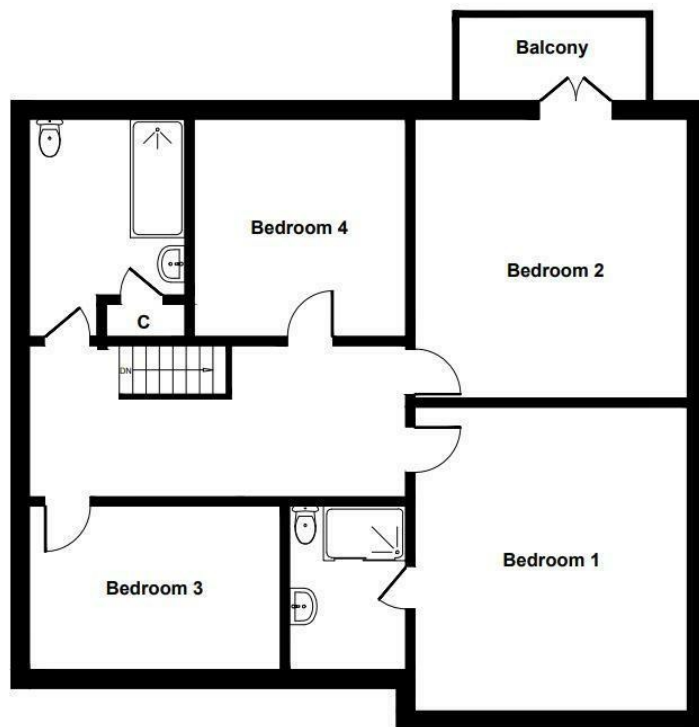
Mains electricity, water. Private drainage. Full oil fired central heating. Full double glazing.

COUNCIL TAX

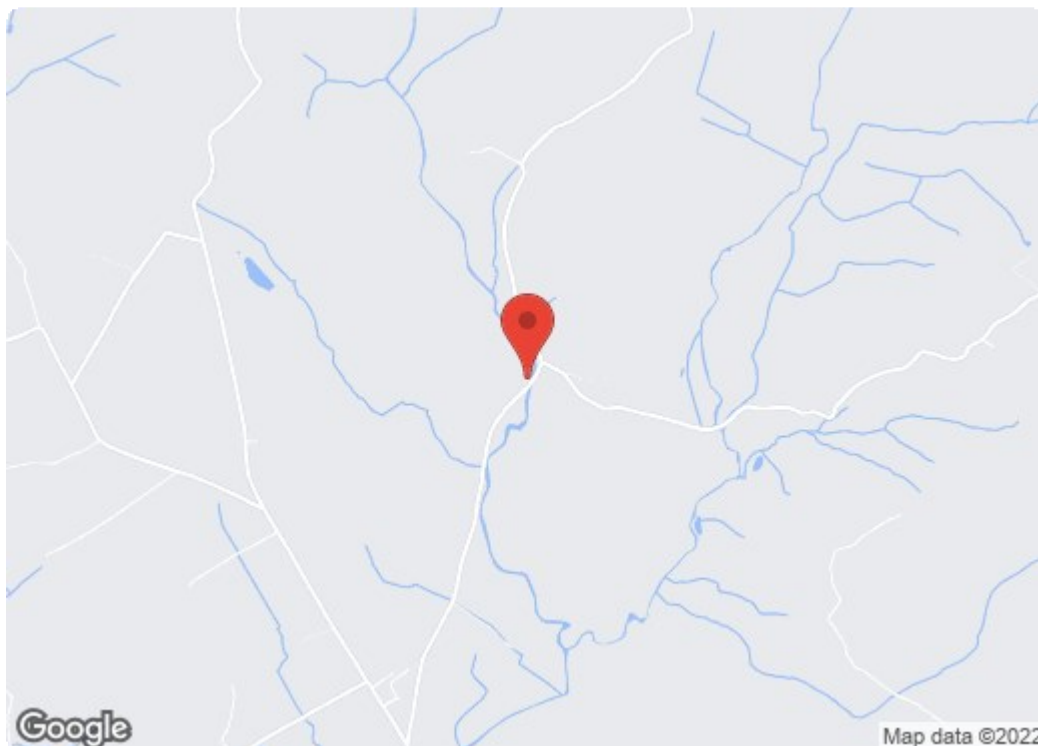
We understand the property is in Council Tax band F and that the Council Tax payable for the 2022 / 2023 financial year is £2,571 which equates to approximately £214.25 per month before discounts.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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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