



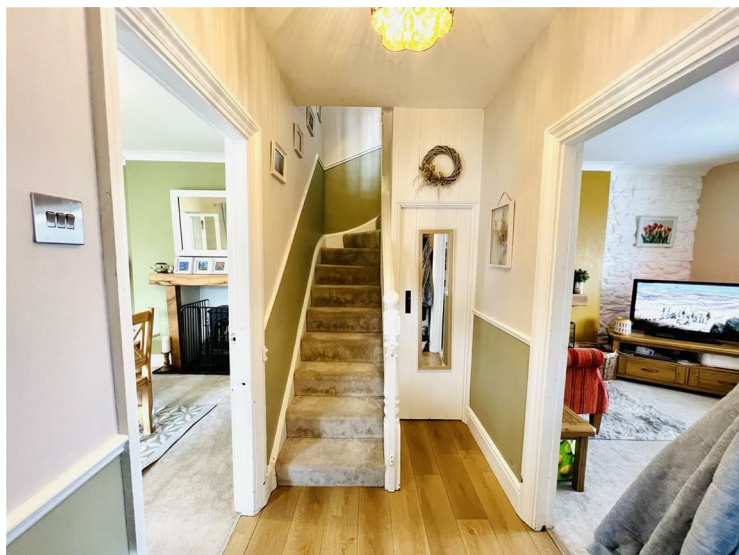
Ty Dyffryn Llanegwad, Nantgaredig, Carmarthen, Carmarthenshire, SA32 7NJ
Offers in the region of £329,500

Set in a wonderful south facing location in this popular country village within the renowned Tawe valley. An attractive period house standing in spacious grounds together with studio / garage both being the subject of much refurbishment over recent times to provide a great family home with many original features and contemporary touches. The accommodation comprises: Reception hall; Bay windowed Lounge with feature fireplace and stove; Dining room with feature fireplace; Fitted Kitchen / Breakfast room; Utility room; Ground floor bathroom; Two first floor bedrooms with shower room; Superb attic bedroom with Carbro Velux balcony system affording stunning views over the Tawe valley. Air source heating. Solar PV panels to support electricity. Detached studio / Garage with lofted store above. Attractive paved patio leading to lawned gardens throughout which there are a superb array of trees and shrubs together with herbaceous borders. Decorative gravel parking area. Raised outdoor living / entertainment area.

A delightful property worthy of immediate inspection. Book today!

Llanegwad, Carmarthen, SA32 7NJ

RECEPTION HALL 9'4" x 4'8" (2.86 x 1.44)

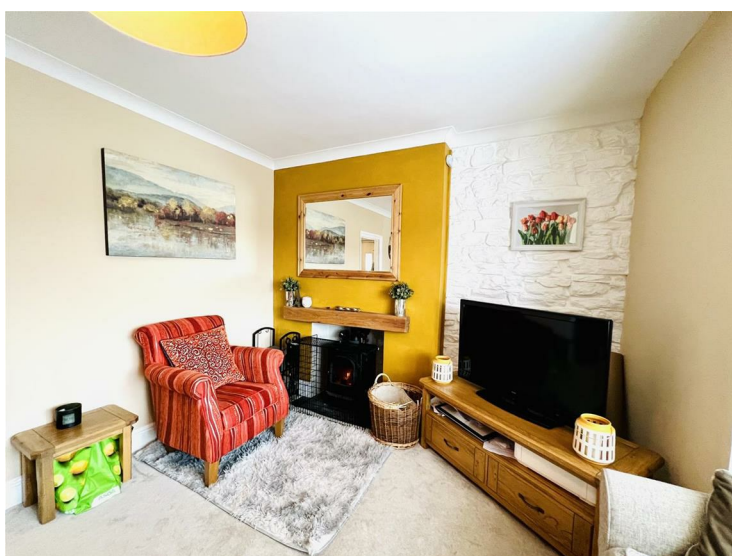


Attractive staircase to first floor. Access to under stairs cupboard. Wood effect floor.

LOUNGE 13'5" x 12'9" (max) (4.11 x 3.91 (max))



By window to front elevation. Multi fuel stove on slate hearth with attractive surround. Feature area of pointed stone wall. Radiator



DINING ROOM 13'5" x 10'9" (4.1 x 3.28)



Multi fuel stove in feature surround. French doors to side patio. Radiator.

Llanegwad, Carmarthen, SA32 7NJ



UTILITY ROOM 6'9" x 6'0" (2.07 x 1.85)



KITCHEN / BREAKFAST ROOM 12'1" x 7'10" (3.7 x 2.41)



Plumbing for automatic washing machine. Heating control system and insulated hot water cylinder. Limestone effect floor.

Resin sink unit with mixer tap set in wood block work surface. Induction hob and fitted electric oven with extractor hood above. Integral dishwasher. Fitted with an extensive range of base, wall and larder units. Ample wood block work surface with tiled surround. Ceiling down lighters. Wood effect floor. Door to rear courtyard. Radiator.

Llanegwad, Carmarthen, SA32 7NJ

BATHROOM 8'6" x 5'9" (2.60 x 1.76)



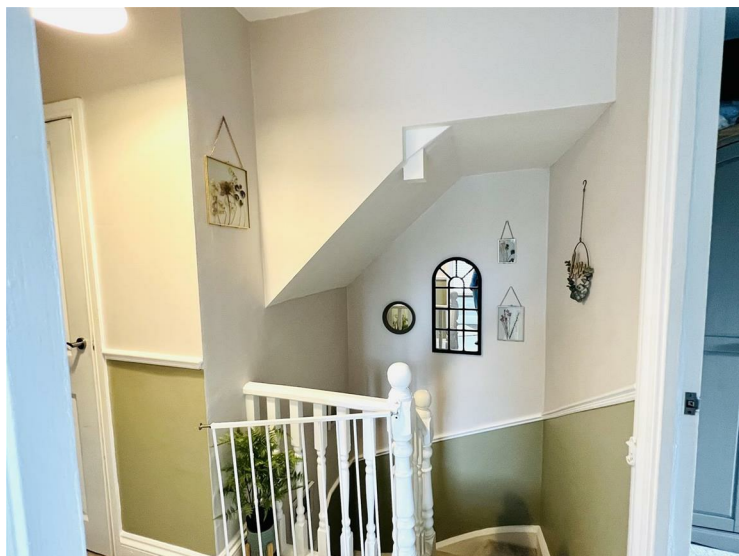
Corner paneled bath with shower above and glazed and tiled screen. Hand basin with mixer tap on vanity Low level w.c. Limestone effect tiled floor. Radiator

BEDROOM 12'11" x 10'7" (3.95 x 3.24)



They are wonderful views to the Tawe Valley. Radiator

1ST FLOOR - LANDING 9'4" x 2'8" (2.86 x 0.83)



Built in linen cupboard. Staircase to attic room. Attractive balustrade.



BEDROOM 13'5" x 9'8" (max) (4.11 x 2.97 (max))



Radiator

Llanegwad, Carmarthen, SA32 7NJ



OUTSIDE



SHOWER ROOM 5'10" x 5'8" (1.79 x 1.75)

Bristan shower in glazed and tiled cubicle. Hand basin on vanity with mixer tap. Low level w.c. Wood effect floor. Towel heater

To the front of the property is a decorative gravel parking area alongside which is the Detached studio / garage

ATTIC ROOM 13'6" x 12'4" (max) with reduced ceiling height (4.14 x 3.76 (max) with reduced ceiling height)



Vaulted beam ceiling with two skylights and Cabrio Velux window balcony system providing further fabulous views over the Tawe valley. Attractive balustrade. Radiator.

GARAGE / STUDIO 16'10" x 10'3" (5.14 x 3.13)



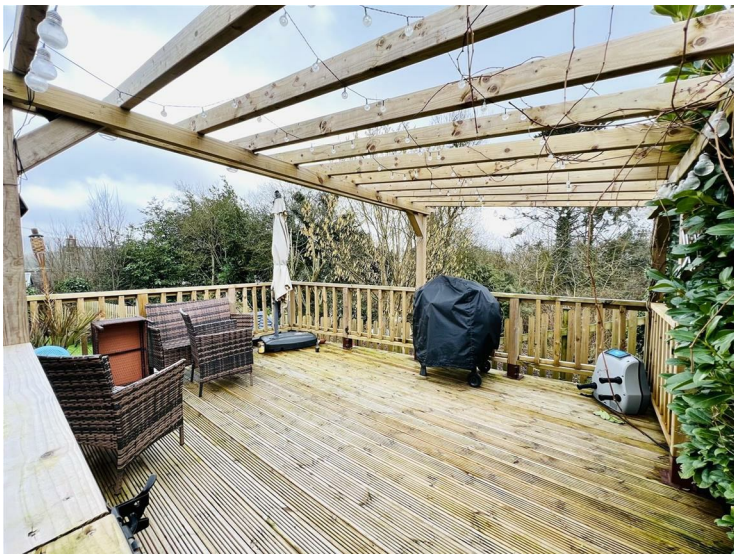
Fitted with double glazed French doors to the front elevation.

Llanegwad, Carmarthen, SA32 7NJ

Well equipped with ample power and lighting. To the rear of the building is a staircase providing access to the useful loft area.

GROUNDS

Ty Dyffryn stands in beautiful grounds. Immediately to the side of the house is a paved patio area which opens on to a extensive lawned garden throughout which there are many specimen trees and shrubs together with well established herbaceous borders that provide a lovely array of colour throughout the season. To the rear of the garden is a raised decked patio area with gazebo offering a wonderful outdoor living area and affording fantastic views across the valley.



SERVICES

We are advised that the property is connected to mains water, drainage and electricity. It is also fitted with an air source heating system. The studio roof houses Solar Pv panels which support electricity generation.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in council tax band "D".

EDUCATION

A wide range of state schools are to be found in Cwrt Henri, Nantgaredig, Llandeilo, Ffairfach and Carmarthen (Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.iscis.uk.net)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

Llanegwad, Carmarthen, SA32 7NJ

LOCATION

The property is situated on the fringe of the hamlet of Llanegwad a short distance from the village of Pontargothi with its pubs and eateries. It is a short distance from the A. 40, providing easy access to the Country Market town of Llandeilo and County administrative town of Carmarthen both of who provide a good range of facilities. The M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Carmarthen for approximately 7 miles, after passing the Halfway Inn take the left hand turning signposted to Llanegwad, continue on this lane and the entrance drive to Ty Dyffryn will be found on the right hand side.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING.

Strictly by appointment only with the agents BJP Residential.

WEBSITE

Llandeilo 01558 822468 View all our properties on:
www.bjpresidential.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com

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		
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		

