

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **15.91 ACRE RESIDENTIAL SMALLHOLDING.**
- **PEACEFUL, PRIVATE, SUNNY SOUTH FACING POSITION WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE.**
- **FLOOR AREA – 323 SQ.M.**
- **2 MILES A40 TRUNK ROAD, NANTGAREDIG PRIMARY SCHOOL AND DOCTORS SURGERY.**
- **SUBSTANTIAL, INDIVIDUALLY BUILT, ARCHITECT DESIGNED DORMER RESIDENCE.**
- **6 BEDROOMS. 4 EN-SUITE BATH/SHOWER ROOMS. 6 WC's. SITTING ROOM 32'7" x 28'10".**
- **BARN 60' X 24'. PV PANELS PROVIDING AN INCOME.**
- **7.5 MILES CARMARTHEN TOWN CENTRE. 11.5 MILES LLANDEILO.**

**Maes Mawr
Nantgaredig
Carmarthen SA32 7PB**

£750,000 OIRO
FREEHOLD

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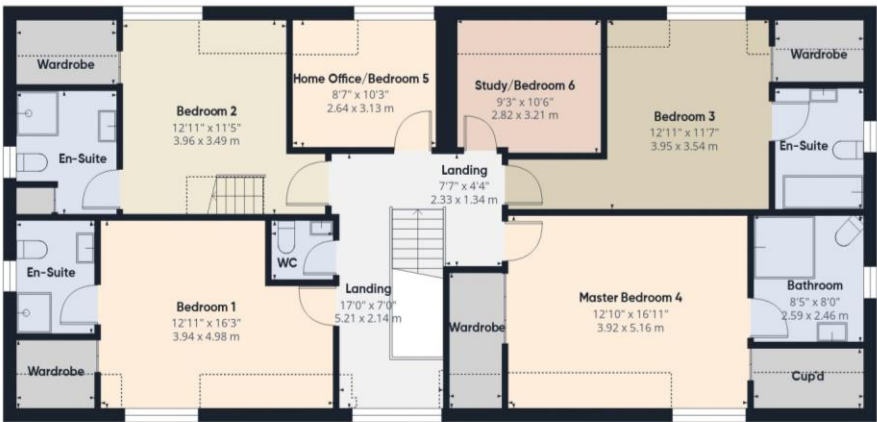


Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

ENERGY EFFICIENCY RATING: -
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**



Ground Floor



*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**.*

NO FORWARD CHAIN. OIL C/H. PVCu DOUBLE GLAZED WINDOWS.

INSULATED SOLID OAK FLOORS TO THE GROUND FLOOR (NOT KITCHEN).

HIGHLY INSULATED. PV PANELS PROVIDING AN INCOME.

MANY CHARACTER FEATURES INCLUDING OAK BOARDED FLOORING, OAK SKIRTING BOARDS, OAK DOORS, OAK WALL PANELLING.

FEATURE CANOPIED OAK ENTRANCE

PORCH 8' x 4' 5" (2.44m x 1.35m) 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

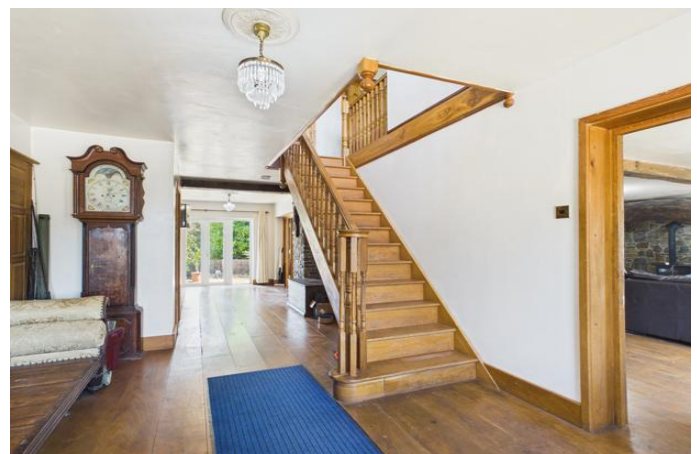
RECEPTION HALL 14' 3" x 11' 3" (4.34m x 3.43m) with solid oak boarded floor. Oak staircase to first floor. One wall feature solid oak panelling. 2 Power points. Telephone point.

SITTING/DINING ROOM 32' 7" x 28' 10" (9.92m x 8.78m) 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' (6.78m x 1.83m) 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" (5.58m x 3.55m) 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" (5.30m x 3.98m) 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' x 12' (5.18m x 3.65m) 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" (4.97m x 3.91m) 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" (1.70m) in depth

EN-SUITE SHOWER ROOM 7' 5" x 5' 7" (2.26m x 1.70m) 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" (3.93m x 3.48m) with PVCu double glazed window. Radiator. 6 Power points. TV point. Staircase to the attic room. Recessed downlighting.

WALK-IN WARDROBE OFF 5' 11" (1.80m) in depth

EN-SUITE SHOWER ROOM 8' 2" x 7' 1" (2.49m x 2.16m) 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" (3.15m x 2.64m) with part sloping ceiling. Radiator. PVCu double glazed window to rear. 6 Power points. TV point.

STUDY/BEDROOM 6 10' 5" x 9' 2" (3.17m x 2.79m) with part sloping ceiling. Radiator. Double glazed 'Velux' window to rear. 6 Power points. TV point.

REAR BEDROOM 3 12' 11" x 11' 6" (3.93m x 3.50m) ext. to 18' 8" (5.69m) with recessed downlighting. Radiator. PVCu double glazed window. 4 Power points. Part sloping ceiling.

WALK-IN WARDROBE 6' 4" (1.93m) in depth

EN-SUITE BATHROOM 8' x 6' 4" (2.44m x 1.93m) 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" (5.15m x 3.91m) 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" (2.79m x 1.04m) with double doors.

WALK-IN WARDROBE/AIRING ROOM 8' (2.44m) in depth with hot water cylinder.

EN-SUITE BATHROOM 8' 4" x 7' 11" (2.54m x 2.41m) 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' x 8' (18.27m x 2.44m) 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" (5.63m x 5.38m) with up and over garage door. Plumbing for washing machine. Radiator. Base unit. 12 Power points. Electricity consumer unit. PV panel inverter and isolator switches. 'Worcester' oil fired central heating boiler. C/h timer control. Private water filtration equipment.

BARN 60' x 24' (18.27m x 7.31m) 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.

LAND

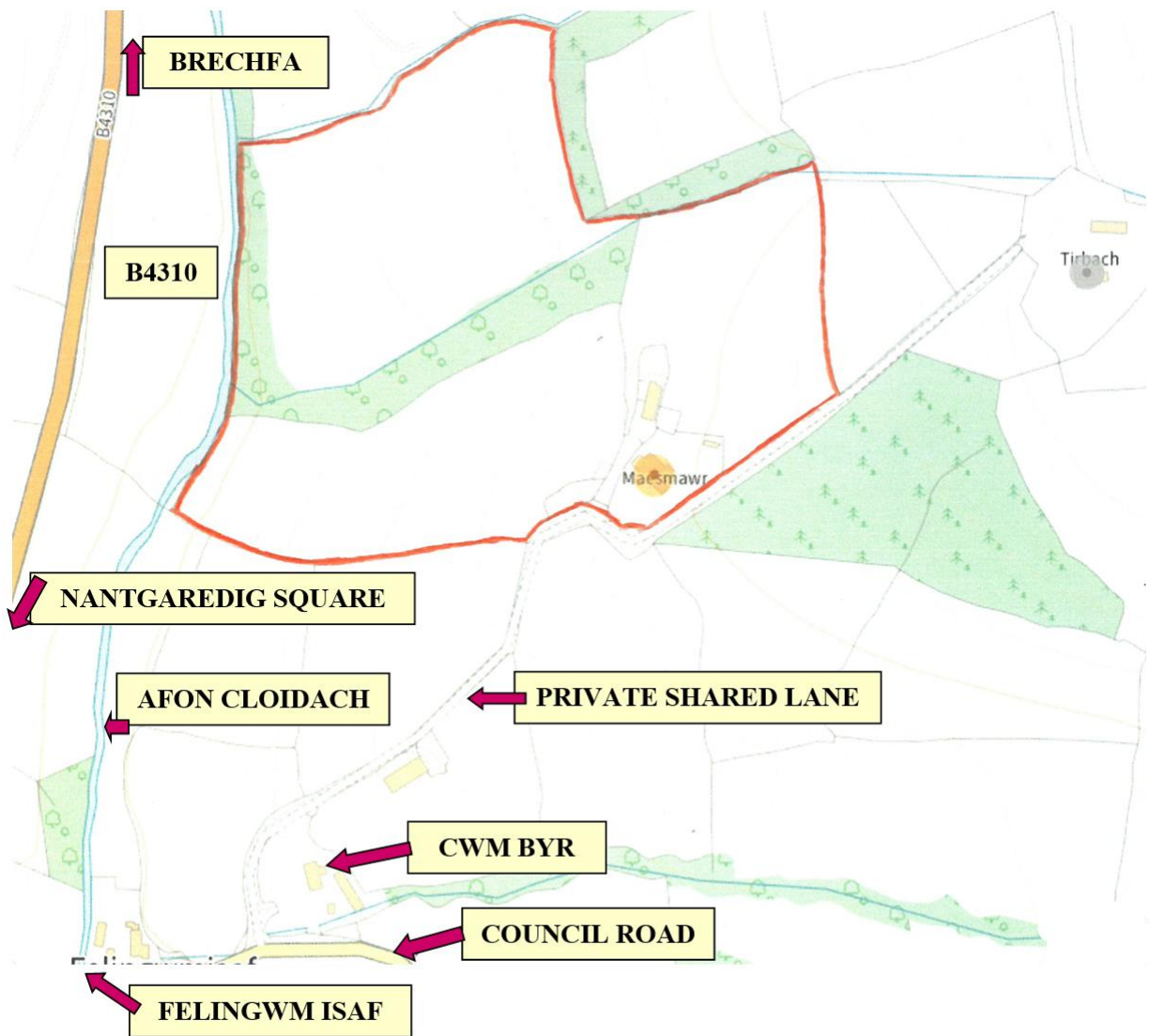
The land is in three main enclosures being mainly sloping and laid to pasture and bounded on its western side by the River Clodach.











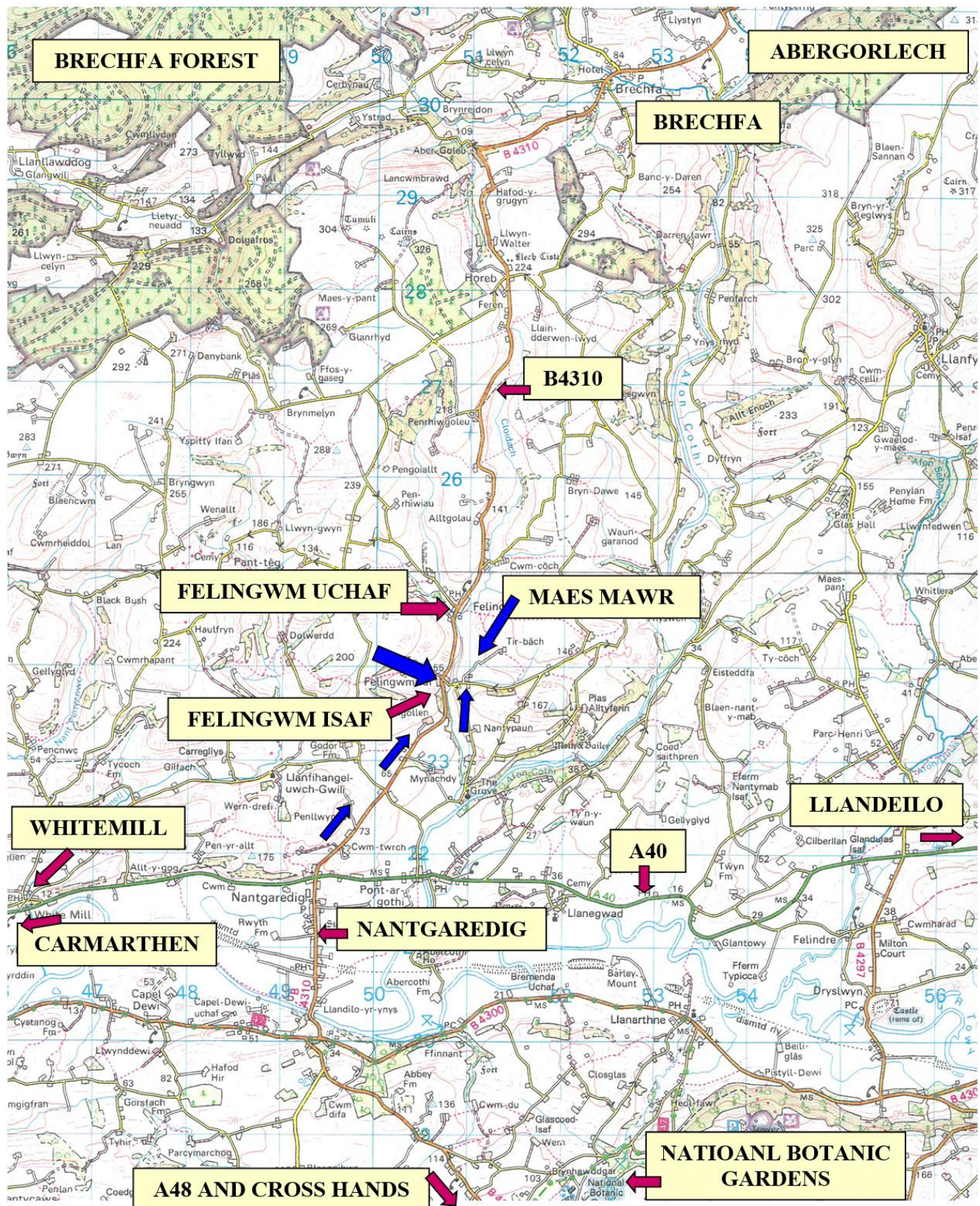
NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

SERVICES: - Mains electricity. Private Spring Water and Drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND G. 2026/27 = £3,737.62p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



DIRECTIONS: - From **Carmarthen** take the **A40** trunk road east towards **Llandeilo** and having **past** the turning for Whitmill 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 the hill **past** a right hand turning and **TURN NEXT LEFT** in to a private lane by the property known as 'Cwmbyr' signposted '**Maes Mawr**' and '**Ti'r Bach**'. Continue up this private shared hardcored lane past an outbuilding and the entrance to '**Maes Mawr**' will be found on your **left hand side**. **What3words** ///fired.brimmed.drifting

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.08.2026 - REF: 7299