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Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
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12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126



Garth, Rhydargaeau, Carmarthen, Carmarthenshire SA32 7HY

£299,950 For Sale

Property Features

- 3-bedroom detached bungalow in need of refurbishment
- Spacious plot with large tarmacadam parking area
- Attached garage with rear utility room
- Enclsoed rear low maintenance garden with timber store
- Popular village location of Rhydargaeau
- Rural countryside views to fore
- 4 miles from Glangwili Hospital & 5 miles from Carmarthen town centre
- Offered with no forward chain

Property Summary

A spacious 3-bedroom bungalow in need of modernisation with garage set on large grounds in the popular village of Rhydargaeau, near Carmarthen.

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Full Details

Overview

A conveniently located three-bedroom detached bungalow offering spacious and well-proportioned accommodation, presenting an excellent opportunity for modernisation and personalisation. The property benefits from generous grounds with an attached garage, and frontage onto a quiet unclassified country lane just off the A485, within the popular village of Rhydargaeau.

Glangwili Hospital lies 4 miles to the south, as well as the county and market town of Carmarthen, within 5 miles, offering easy access to an extensive range of shopping, educational and leisure facilities, together with excellent transport links via the A48/M4 link road and Carmarthen train station.

Accommodation

Porch

1.53m x 0.92m (5' 0" x 3' 0")
Front door leading into a glazed porch area with tiled floor.

Entrance Hallway

3.96m x 1.93m (13' 0" x 6' 4")
Hallway with radiator. Electric heater. Door leading into:

Sitting Room

3.63m x 4.54m (11' 11" x 14' 11")
Light and airy reception room with window to front. Electric heater and electric fireplace.

Internal Hallway

6.00m x 1.00m (19' 8" x 3' 3")
Internal hall leading down to Bedrooms and Bathroom.

Bedroom 1

3.90m x 2.52m (12' 10" x 8' 3")
Window to rear. Electric heater

Airing Cupboard

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Family Bathroom

1.70m x 2.11m (5' 7" x 6' 11")
Fitted bath and overhead shower. Wash hand basin. Towel rail. Electric heater. Window to rear.

Separate Toilet

2.50m x 0.89m (8' 2" x 2' 11") Window to rear.

Storage Cupboard

1.14m x 0.58m (3' 9" x 1' 11")

Bedroom 2

3.26m x 3.61m (10' 8" x 11' 10")
Window to side. Electric heater
Built-in wardrobe - 0.60m x 1.82m (2' 0" x 6' 0") .

Principal Bedroom 3

3.88m x 3.63m (12' 9" x 11' 11")
Window to front. Electric heater.

Lounge

3.77m x 3.65m (12' 4" x 12' 0")
Light and airy reception room with window to front. Electric Rayburn fire and electric eater. Door leading into Kitchen - Breakfast Room and to Hall.

Kitchen - Breakfast Room

3.60m x 3.75m (11' 10" x 12' 4")
A range of fitted base and wall units with stainless steel sink. Electric cooker. Window to rear overlooking garden. Door to side hall:

Side Entrance Hall

7.00m x 1.00m (23' 0" x 3' 3")
uPVC door to front of property and uPVC door to rear garden. Door leading into Cloakroom, Utility Room and Garage.

Cloakroom

0.91m x 1.57m (3' 0" x 5' 2")

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Utility Room

2.58m x 2.14m (8' 6" x 7' 0")
Plumbing for washing machine and tumble dryer. Belfast sink. Room for white goods.

Garage

3.17m x 5.41m (10' 5" x 17' 9")
Manual up and over door to front with window to side. Electric sockets and light.

Grounds & Garden

A tarmacadam driveway leads off the unclassified highway to the front of the property with ample parking area and access to the garage and to the side of the property. A low maintenance garden comprises of shrubs, bushed and flower beds to the front and sides. Gravelled area and patio slabs wrap around the property. A useful timber garden shed provides further storage.

Further information

Tenure

We understand that the property is held on a freehold basis with vacant possession upon completion

Services

We understand the property benefits from mains electricity, mains water and mains drainage. The property is heated via electric heaters throughout and an immersion heater. None of the services have been tested.

Energy Performance Certficate

EPC E

Council Tax Band

Carmarthenshire County Council - Band E - Approximately £2873.69 2026 - 2027

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Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Local Authority

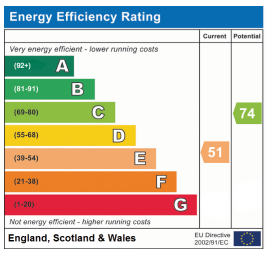
Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP. Tel: 01267 234567

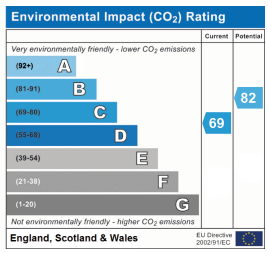
Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annual a sale or entitle any party to compensation in respect thereof.

Viewings

Strictly by appointment with the sole agents, Rhys Richards & Partners. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email: property@reesrichards.co.uk





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Total Area: 147.7 m² ... 1589 ft²

All measurements are approximate and for display purposes only.

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Fairwood Solutions
Survey & Energy

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