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*A charming edge of Village residence with extensive gardens. Pencader, West Wales*



**Bwlch Yr Onnen, Pencader, Carmarthenshire. SA39 9AD.**

**REF: R/2738/LD**

**£205,000**

- \*\*\* Charming well presented property \*\*\* Character 3 bedroomed detached edge of Village residence
- \*\*\* Imposing features \*\*\* Oil fired central heating and UPVC double glazing
- \*\*\* Unexpectedly large rear garden area \*\*\* Well maintained, landscaped and low maintenance \*\*\*
- Laid mostly to lawn with wildflower garden areas \*\*\* Private, not overlooked, yet convenient \*\*\*
- Breakfast terrace, raised decking and Summer House \*\*\* Detached garage with off street parking
- \*\*\* Convenient distance to the larger Towns of Carmarthen, Llandysul and Lampeter \*\*\* 20 miles distant from the renowned Cardigan Bay Coast \*\*\* Country views to the front \*\*\* Village life - Close to everyday amenities \*\*\* West Wales living - Semi rural



## LOCATION

Bwlch Yr Onnen is located on the edge of the Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles from the Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter.

## GENERAL DESCRIPTION

Here we have on offer a deceptive highly appealing edge of Village property. The property itself is extremely well presented and is full of character. It offers 2/3 bed roomed accommodation with ample ground floor living and a modern recently fitted bathroom.

Externally lies it's best feature, being it's extensive unexpectedly large rear garden. The garden has been laid mostly to lawn with various flower and shrubbery beds and terraced areas.

The property deserves to be viewed at your earliest convenience. You will not be disappointed. It lies within easy commuting distance to the larger Towns of Carmarthen with good motorway and rail networks. The accommodation currently provides more particularly as follows:-

## FRONT VERANDA AREA

To

## RECEPTION HALL

Accessed via a UPVC front entrance door, under stairs cloak cupboard.

## BEDROOM 3/OFFICE

13' 0" x 7' 5" (3.96m x 2.26m). With radiator, double aspect windows.



## LIVING ROOM

16' 4" x 10' 3" (4.98m x 3.12m). A full of character and charming living area with a particular feature being the open Brazilian slate fireplace incorporating a cast iron multi fuel stove on a Brazilian slate hearth with oak surround and mantle piece, timber staircase to the first floor accommodation, radiator, bay window with Bespoke oak window shutters (fitted in 2020), T.V. point.



## FIREPLACE IN LIVING ROOM





## DINING ROOM

10' 0" x 9' 4" (3.05m x 2.84m). With radiator, archway opening onto the kitchen.



## KITCHEN

10' 5" x 9' 4" (3.17m x 2.84m). Being a pine fitted kitchen with wall and floor units with work surfaces over, stainless steel single sink and drainer unit, Belling electric cooker with 4 ring Beko gas hob, plumbing and space for automatic washing machine, Worcester Bosch oil fired boiler that runs all domestic systems, window with a view over the rear garden.



## REAR HALLWAY

With tiled flooring, UPVC half glazed entrance door to garden area.

## MODERN FAMILY BATHROOM

Having a fully refurbished modern suite that now offers a stunning double shower cubicle with shower screen and Aqua splash boarding, vanity unit with rectangular wash hand basin and antique style taps, built-in cupboard with low level flush w.c., antique style heated towel rail, original internal stained glass window overlooking the staircase, extractor fan.



## FIRST FLOOR

### LANDING

With access to loft space, linen cupboard.



## BEDROOM 1

15' 2" x 12' 3" (4.62m x 3.73m). A fantastically light room with double aspect windows to the front and rear, with the front enjoying views over the surrounding countryside, radiator.



## W.C.

Conveniently positioned. Cupboard style. With w.c., wash hand basin.



## BEDROOM 2

15' 2" x 9' 0" (4.62m x 2.74m). With radiator, double aspect windows to the front and side, with the front enjoying views over open fields.



## EXTERNALLY

## OUTHOUSES

Viz:-



## PANTRY

6' 10" x 5' 9" (2.08m x 1.75m). With plumbing and space for tumble dryer and space for freezer, electricity connected.

## OUTSIDE W.C.

With low level flush w.c.

## WOOD STORE



## DETACHED GARAGE

18' 0" x 9' 0" (5.49m x 2.74m). With electricity connected and fitted work bench.



## TOOL SHED

8' 0" x 6' 0" (2.44m x 1.83m).

## GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).



## WISTERIA/BREAKFAST TERRACE

With steps leading from the rear entrance door. Perfect for those sunny boxes, outdoor dining and entertaining, with a particular feature being the water fountain.

## ALPINE TERRACE

With a range of Alpine plants and shrubbery area.

## SUMMER HOUSE

9' 0" x 6' 5" (2.74m x 1.96m). With electricity connected, that opens onto a raised decking area with steps leading down from the breakfast terrace. The Summer House enjoys unspoilt views over the garden area. A great place to sit and relax.



## GARDEN - MAIN FEATURE

The property enjoys an extensive rear garden area that is unexpectedly large and has been laid mostly to well maintained manicured lawned area that enjoys mature trees and various shrubbery and flower bed areas. The garden is private, not being overlooked, and enjoys open fields to the rear and side. A great addition, especially within a Village residence. Ideal for Families or for those who have garden pursuits at heart.





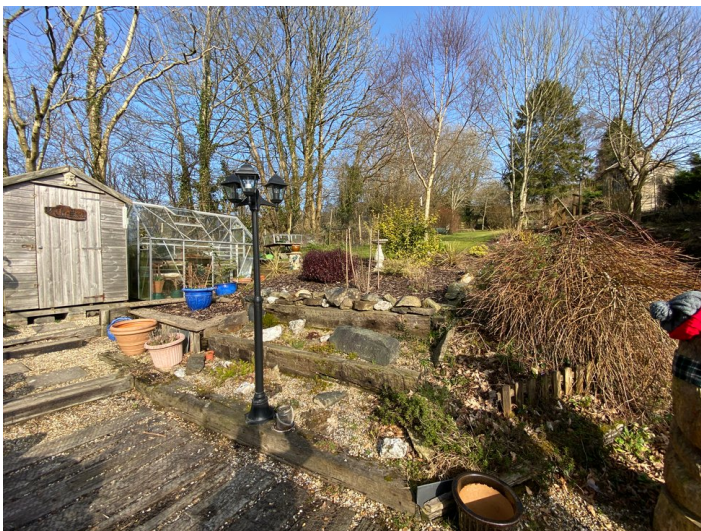
### GARDEN (SECOND ANGLE)



### GARDEN (THIRD ANGLE)



### SHRUBBERY BEDS



### WILD FLOWER GARDEN AREA

Located to the rear of the garage that leads to the Summer House.

### FRONT OF PROPERTY



### REAR OF PROPERTY



### PARKING AND DRIVEWAY

Located to the side of the property, having direct access from the road, and giving easy access to the rear of the property and onto the garage.

### VIEW FROM PROPERTY





## AGENT'S COMMENTS

Prepare to be impressed. Extremely well presented house and extensive garden.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 'D'.

## 3D WALK THROUGH VIDEO

3D walk video available. Please visit our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Fibre Broadband available.

## Directions

From Lampeter take the A485 to Llanybydder via Cwmann. Proceed through Llanybydder to Llanllwni. Continue South towards Carmarthen, passing through the Villages of New Inn and Gwyddgrug. Once passing through Gwyddgrug, on the edge of the Hamlet, turn right for Pencader. Proceed into the Village of Pencader, turning right on the B4459. Continue on this road, leaving the Village, and the property can be found being the last on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

3D WALK THROUGH VIDEO: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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