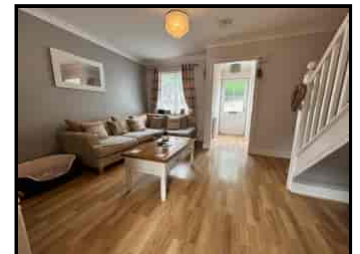


Ideal 1st time purchasers property in Pencader village with good presentation and lovely garden and rear parking.



3 Bro'r Hen Wŷ, Pencader, Carmarthenshire. SA39 9AP.

£135,000

R/4166/NT

** A lovely property within the village of Pencader which offers excellent day to day facilities ** The property itself is well presented and in good decorative order and offers good sized accommodation ** Oil central heating ** Double glazing ** Enclosed garden to rear being low maintenance with lovely shrubs and flowers ** Also having rear access and parking ** Ideally suited for 1st time purchasers or investment purposes ** The property is within the village of Pencader which gives easy access to the towns of Carmarthen 9 miles and Lampeter 14 miles and the town of Llandysul is 5 miles approximately ** The Ceredigion coastline along New Quay, Mwnt, Gwbert etc is well within a 30 minute drive from the property **

Pencader village offers good day to day facilities including junior school, shops etc. Carmarthen town offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available. The University town of Lampeter is 14 miles approximately and the town of Llandysul is 4½ miles approximately giving some good shopping facilities and the Ceredigion coastline including New Quay is 18 miles approximately.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

ACCOMMODATION

The accommodation comprises:

AGENTS COMMENTS

The property is ideally suited for 1st time buyers or investment purchasers of this modern and comfortable 2 bedroom accommodation being in good decorative order throughout and situated within the community of Pencader village.

Reception Hallway

UPVC front entrance door, radiator and doors off to:

Cloakroom

WC, wash hand basin, space for plumbing for automatic washing machine and tumble dryer.



Living Room

14' 4" x 11' 3" (4.37m x 3.43m) window to front, timber staircase to the first floor accommodation with understairs store area, laminate flooring, TV point.



Kitchen

14' 3" x 8' 2" (4.34m x 2.49m) a modern fitted kitchen with wall and floor units with worktops over, 1½ bowl sink unit with single drainer, space and plumbing for dishwasher, oil fired central heating combination boiler, electric oven, 4 ring hob with extractor fan over, patio doors to rear opening onto the enclosed rear garden area.





FIRST FLOOR

Landing

Accessed from the staircase leading from the living room and doors off to:

Bedroom 1

14' 3" x 11' 5" (4.34m x 3.48m) with 2 windows to front, built in airing cupboard, access to loft space and radiator.



Bedroom 2

7' 10" x 10' 10" (2.39m x 3.30m) with window to rear overlooking the rear garden and radiator.



Bathroom

6' 7" x 6' 1" (2.01m x 1.85m) panel bath with shower and curtain over, WC, wash hand basin, shaver light and shaver point, radiator.



EXTERNALLY

Rear garden being low maintenance and enclosed with a patio area and golden pea gravelled area and garden shed with rear access area out to the parking area.



Garden Shed

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

Parking

Parking allocated for 2 vehicles to the rear.

Tenure and Possession

We are informed that the property is of freehold tenure.

Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - C

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage. Oil fired central heating system. Telephone subject to BT transfer regulations. Good broadband speeds are available.


Directions

From Carmarthen, take the A485 north signposted Peniel and Lampeter. Travelling through the villages of Peniel, Alltwallis and having gone up the hill having left the village, pass the garage on the right hand side and turn left signposted Pencader on the B4459. Continue on this road and enter the village of Pencader passing the shops and monument, continue on for approximately 100 yards and the property will be found on the left hand side as identified by the Morgan and Davies for sale board just before the junior school on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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