

*An Exceptionally Well Appointed & Spacious 3 Bedroomed Bungalow Elevated With Views Over Open Countryside and the Village of Pencader. Large Plot with Parking Garage & Low*



**Ffin Y Gader, Pencader, Carmarthenshire. SA39 9AA.**

**£360,000**

**R/4676/NT**

An exceptionally well appointed and spacious 3 bedroomed bungalow with elevated views over open countryside and the Village of Pencader \*\*\* Space in abundance \*\*\* Delightful elevated position  
\*\*\* Spacious and well proportioned 3 bedroomed accommodation  
\*\*\* Well insulated high efficiency low energy costs \*\*\* Must be viewed internally to be fully appreciated  
\*\*\* Oil fired central heating and wood grain UPVC double glazing throughout \*\*\* Integral garage, garden shed, ample parking and turning space \*\*\* Backing onto open fields \*\*\* Views overlooking the Village of Pencader and surrounding countryside \*\*\* Within walking distance to a range of local amenities.  
\*\*\*Desirable property having been superbly kept and upgraded to an excellent standard by the present owners. Viewing is highly recommended.



**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

## Location

Ffin Y Gader is located in the Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles North of the County Town and Administrative Centre of Carmarthen and 12 miles South of the University Town of Lampeter. Easy access to the Ceredigion coastline with superb views can be enjoyed and watching the dolphins swim off the coastline.

## General

Ffin Y Gader offers Prospective Purchasers with an opportunity of purchasing a spacious and well appointed 3 bedroomed, 2 bathroomed bungalow in the Village of Pencader. The property benefits from oil fired central heating and wood grain UPVC double glazing.

With its glorious views, spacious accommodation, easily maintained garden, this property really does stand out from the rest and certainly deserves a viewing at your earliest convenience.

The accommodation provides more specifically the following:-

### Front Porch

With two wood grain UPVC front entrance door.

### Reception Hall

Accessed via a half glazed wood grain UPVC front entrance door, radiator.

### Living Room

14' 8" x 12' 4" (4.47m x 3.76m). With electric Real

Flame fire, T.V. point, telephone point, radiator, views over the Village and surrounding countryside.



### Kitchen

14' 2" x 12' 4" (4.32m x 3.76m). With well appointed oak wall and floor units, stainless steel 1 1/2 single drainer sink unit, 4 ring Induction electric hob, Bosch oven, extractor fan, ceramic tiled floor, radiator, strip lighting, space for fridge/freezer.





### Utility Room

8' 10" x 6' 5" (2.69m x 1.96m). With Grant combi oil fired central heating boiler, stainless steel single drainer sink unit, space and plumbing for automatic washing machine, oak wall and floor units, ceramic tiled floor, half glazed wood grain effect UPVC rear entrance door.



### Cloakroom

With low level flush w.c., pedestal wash hand basin, radiator.

### Integral Garage

14' 11" x 9' 10" (4.55m x 3.00m). With strip lighting, access to insulated loft, newly fitted automatic up and over door.

### Dining Room

10' 8" x 8' 11" (3.25m x 2.72m). With radiator, French door to Conservatory.



### Sun Room

11' 11" x 11' 11" (3.63m x 3.63m). Double glazed with triple aspect with countryside views. French Doors to side, tiled floor, radiator and surround dwarf wall.







### Inner Hallway

With shelved airing cupboard.

### Bathroom

10' 9" x 6' 9" (3.28m x 2.06m). With low level flush w.c., panelled bath, extractor fan, wash hand basin and vanity unit, radiator, shaver light and point.



### Master Bedroom

11' 7" x 10' 8" (3.53m x 3.25m). With views of rear garden, T.V. point and radiator.



### En-Suite Shower Room

With low level flush w.c., pedestal wash hand basin, radiator, shaver light and point, tiled floor, double shower cubicle with MX shower.



### Bedroom 2

With built-in wardrobe, T.V. point, telephone point, radiator.





### Bedroom 3

10' 6" x 9' 10" (3.20m x 3.00m). With built-in wardrobe, radiator, picture window with views overlooking the Village and surrounding countryside.



### Externally

#### Garden

The property has a large tarmacadamed driveway providing ample turning and parking space and access to the integral garage. Concrete paths surround the property and gives access to the rear paved patio and landscaped gravelled garden that backs onto open fields.

The garden is easily maintainable, with its gravelled garden, which features various shrubs and trees, recently being re-fenced, giving privacy and security to enjoy the most out of your garden, with the views, peace and quiet.



### Rear of Property



### Front of Property



### Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Oil Central Heating.

### Council Tax

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

### Tenure and Possession

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

### 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

---

**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (67)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

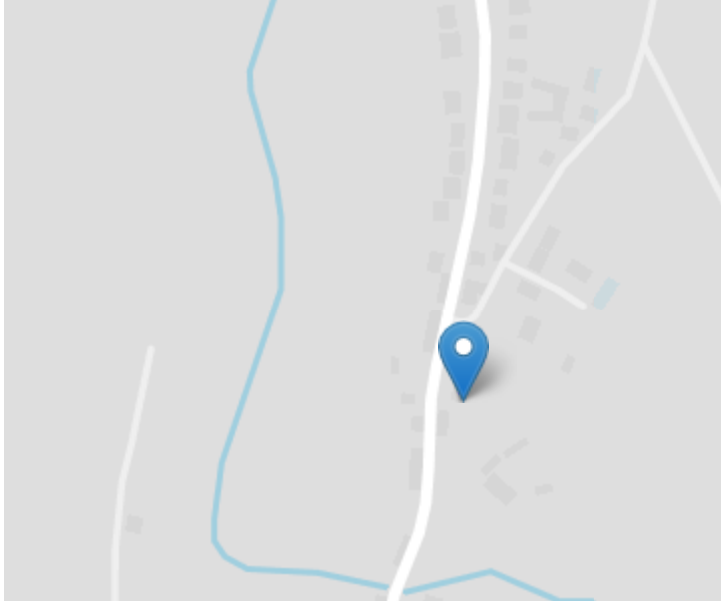
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



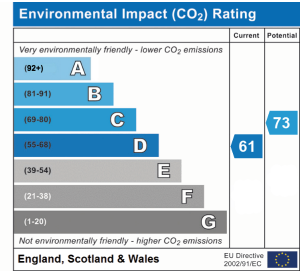
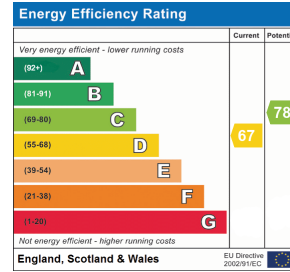


## Directions

Directions : Take the A 485 north towards Lampeter travel through Peniel, Rhydargaeau, Alltwalis and up the hill. At the top after Windy Corner Garage turn left towards Pencader on the B4459. Continue along this road into the Village. Pass the shop and school, over the narrow bridge, Just after the Beehive Inn Public House continue for 50 yards and the turning for the property will be found on your right hand side. Continue up the hill and the property will be found on your left hand side.

## Directions

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



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](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



Regulated by

**RICS**