

*A substantial and impressive Village residence set in private grounds yet centre of Village position.
Pencader, West Wales*



Trysor, Pencader, Carmarthenshire. SA39 9ES.

£399,950

REF: R/4175/LD

*** No onward chain - Motivated Seller *** A superior Family residence *** An impressive and substantial Village residence
*** A superior 7 bedrooomed, 2 bathroomed accommodation *** Recently refurbished and upgraded with modern kitchen and
bathroom *** Oil fired central heating, double glazing and good Broadband connectivity

*** Useful garage, utility area and Dog kennels *** Ample parking with gated tarmacadamed wrap around driveway ***
Private grounds yet centre of Village location *** Large mature hedge with landscaped lawned areas *** Recently built patio
terrace with jacuzzi hot tub and stunning outside dining area

*** Just beside a regular Bus route *** Walking distance to all everyday amenities within this popular Village *** En-route to
Carmarthen with access to the M4, Glangwili General Hospital and National Rail Networks *** 25 minute drive to the
Cardigan Bay Coast at New Quay and Aberaeron *** An unrivalled opportunity - The ultimate Family home



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

Pencader is located in North Carmarthenshire, close to the Teifi Valley, and is 12 miles North from the County Town of Carmarthen, being a strategic West Wales Town. The Cardigan Bay Coast likewise lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog, New Quay and the Town of Cardigan all within a 25 minute drive. The University Town of Lampeter and the Market Town of Llandysul are also within close proximity offering further amenities.

GENERAL DESCRIPTION

An impressive and substantial Family home enjoying a private and secure yet centre of Village position. The property offers 7 bedroomed, 2 bathroomed accommodation with fantastic ground floor living accommodation with an impressive Family room. It boasts a modern fitted kitchen and bathroom suites along with oil fired central heating and double glazing.

The property sits within a double corner plot with landscaped lawned garden areas with a recently built terrace with hot tub jacuzzi, garage and Dog kennels.

In all a property worthy of early viewing. A property of this calibre and size odes not come to the market often, especially within a popular Village Community. It offers convenience yet privacy and being close to a regular Bus route and amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panels, staircase to the first floor accommodation, radiator, airing cupboard housing the hot water cylinder and immersion, tiled flooring.



LIVING ROOM

13' 8" x 13' 1" (4.17m x 3.99m). With radiator, laminate flooring, double doors through to the Sitting Room/Play Room.



SITTING ROOM/PLAY ROOM

15' 1" x 14' 5" (4.60m x 4.39m). With laminate flooring with underfloor heating.



KITCHEN

20' 2" x 15' 2" (6.15m x 4.62m). A modern Shaker style fitted Kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, integrated self cleaning oven and microwave, plumbing and space for tumble dryer, washing machine and dishwasher, tiled flooring, space for America fridge/freezer, picture window enjoying views over the rear garden, UPVC rear entrance door.



KITCHEN (SECOND IMAGE)



DINING ROOM

16' 7" x 14' 5" (5.05m x 4.39m). With tiled flooring with underfloor heating, sliding French doors to the rear patio area.



FAMILY ROOM

28' 0" x 16' 9" (8.53m x 5.11m). An impressive and generous Family room offering space in abundance with laminate flooring with underfloor heating, spot lighting, wrap around windows providing ample light and a great view over the garden, brick feature walls.



FAMILY ROOM (SECOND IMAGE)



GROUND FLOOR BATHROOM

A newly completed stylish suite with aqua boarded walls incorporating a floating vanity unit with wash hand basin, low level flush w.c., panelled bath with central taps and shower attachment, tiled flooring, radiator.



GROUND FLOOR BEDROOM 1

11' 5" x 11' 2" (3.48m x 3.40m). With laminate flooring, radiator.



GROUND FLOOR BEDROOM 2

13' 9" x 8' 8" (4.19m x 2.64m). With laminate flooring, radiator.



GROUND FLOOR BEDROOM 3

13' 9" x 11' 2" (4.19m x 3.40m). With double aspect windows, radiator, laminate flooring.



FIRST FLOOR

LANDING

With various undereaves storage areas, Velux roof window.



BEDROOM 4

14' 3" x 14' 1" (4.34m x 4.29m). With wooden flooring, double aspect windows, undereaves storage, large built-in cupboard.



EN-SUITE TO BEDROOM 4

Being fully tiled with a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, Velux roof window, tiled flooring.



BEDROOM 5

18' 2" x 7' 7" (5.54m x 2.31m). With radiator, undereaves storage area, wooden flooring.



BATHROOM

A modern suite comprising of a central bath, low level flush w.c., corner shower cubicle, pedestal wash hand basin, two Velux roof windows, radiator.



LARGE STORAGE CUPBOARD

BEDROOM 6

14' 6" x 8' 6" (4.42m x 2.59m). With undereaves storage area, wooden flooring.



BEDROOM 7

14' 6" x 8' 7" (4.42m x 2.62m). With radiator, wooden flooring, undereaves storage area.



EXTERNALLY

GARAGE

22' 8" x 10' 8" (6.91m x 3.25m). With an up and over door, rear service door and electricity connected.



COVERED AREA

OUTSIDE W.C./UTILITY AREA

With low level flush w.c., pedestal wash hand basin and fitted units.

DOG KENNELS

With two separate kennels with access to a covered run and a separate garden store.



GARDEN

A particular feature of this stunning and impressive Family home is its large corner plot being private and secure with a mature hedge boundary. The garden has been landscaped by the current Owners and provides the perfect outdoor space for any Family. It enjoys a sweeping lawn and a newly created terraced patio area with glazed balustrade housing the hot tub jacuzzi and an extensive outdoor dining area. Therefore in all providing the ultimate outdoor space which perfectly compliments this property.



TERRACED PATIO AREA (FIRST IMAGE)**TERRACED PATIO AREA (SECOND IMAGE)****FRONT PATIO AREA**

There also lies a large patio area to the front of the property providing the perfect outdoor space all day long.

**PARKING AND DRIVEWAY**

A gated and tarmacadamed driveway with ample parking and good access points.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

A superior and substantial Family home in a convenient Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

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

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

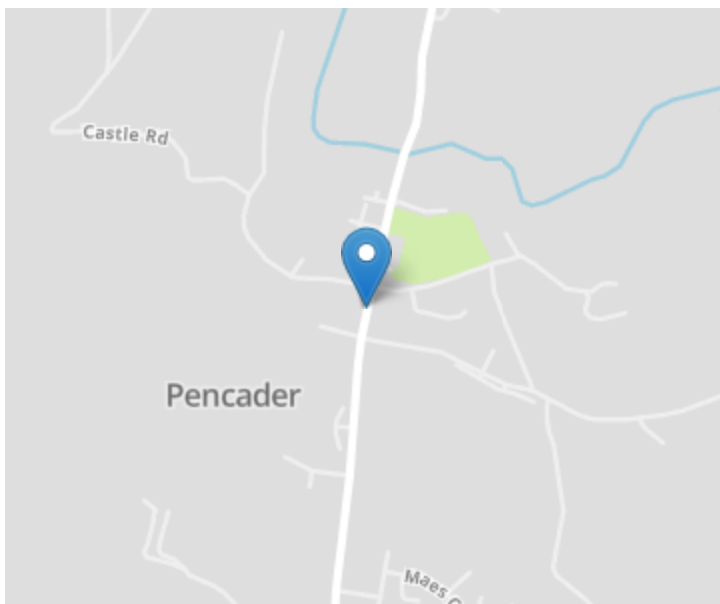
Directions

The property is best approached by taking the A485 Carmarthen to Lampeter roadway heading North from Carmarthen. Turn left onto the B4459 after Alltwalis beside "Windy Corner Filling Station". Continue into the Village of Pencader. After passing the Convenience Store on your left hand side the property will be found further on 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

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 Pages



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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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