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A well presented, spacious family sized 3 double bed roomed semi-detached house. Pencader, West Wales



Yr Albion, Pencader, Carmarthenshire. SA39 9ES.

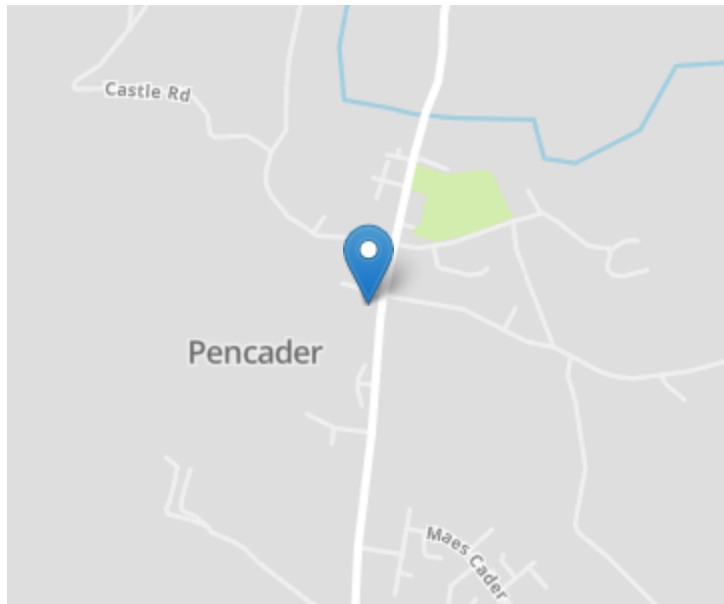
REF: R/3079/LD

£199,950

*** Well presented semi-detached house *** 3 double bed roomed accommodation *** Newly decorated property *** High quality kitchen and bathroom *** Separate Utility Room *** Newly Carpeted *** Large Detached Garage *** Mains Electricity, Water, Drainage *** Oil Fired Central Heating *** UPVC Double Glazed throughout ***

*** The Property is located in the centre of the popular village Pencader *** Walking distance to all local amenities ***

*** 9 miles from Carmarthen *** 5 miles form the small town of Llandysul *** 13 miles from the University town of Lampeter ***



LOCATION

The property is located within the centre of the Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles North from the County Town and Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter. The Village itself offers two Convenience Stores, Chip Shop, two Public Houses and Places of Worship.

GENERAL DESCRIPTION

A well presented semi-detached house offering a spacious 3 double bed roomed accommodation located in the centre of the popular village of Pencader. The Property benefits from a spacious kitchen/dining room, separate utility, large lounge, superb refurbished bathroom. The property benefits from a detached garage with plenty of parking area.

The Property enjoys the locality of the village amenities.

The property deserves early viewing and currently consists of the following:-

Reception Hallway

Hardwood front entrance door with opaque double glazed centre and side panels leading into the spacious reception hall. Radiator. Circular Opaque Window. Newly Carpeted.



LOUNGE

16' 7" x 14' 5" (5.05m x 4.39m). Open fireplace with gas fired coal effect fire inset, side TV plinth. 2 radiators. Double Glazed window to front. Ornate coved ceiling. Newly Carpeted.



INNER HALLWAY

Tiled flooring, double glazed door to rear.

KITCHING/DINING ROOM

13' 10" x 12' 0" (4.22m x 3.66m). Fitted with an excellent range of base units with worktop over and matching wall units. Integrated fridge, Bosch dishwasher, Philips fan oven and ceramic hob oven, cooker hood, tiled floor, double bowl sink unit. Double Glazed windows to side. Radiator. Sunken Spotlights. Tiled splashback. Tiled Flooring.



UTILITY ROOM

With 1½ bowl ceramic sink unit, recently installed base and wall units with worktop over Zanussi double oven with ceramic hob, stainless steel cooker hood, plumbing for washing machine, large built-in cupboard with Trianco oil fired boiler, tiled splashback, tiled flooring.



CLOAK ROOM

WC, vanity unit, tiled walls, wall mirror, heated towel rail, double glazed opaque window to rear.



FIRST FLOOR

Leading to:

FIRST FLOOR LANDING

Double glazed window to side, large built-in cupboard, further built-in wardrobe. Newley Carpeted. Doors to:

BEDROOM 1

16' 2" x 9' 4" (4.93m x 2.84m). Built-in wardrobes, radiator, double glazed window to front.

**BEDROOM 2**

13' 8" x 11' 11" (4.17m x 3.63m). Built-in wardrobes, radiator, double glazed window.

**BEDROOM 3**

12' 0" x 10' 0" (3.66m x 3.05m). Double glazed window to side, radiator

**SHOWER ROOM**

Recently refurbished with shower cubicle, heated towel rail, tiled floor, tiled walls, spotlights.



BATHROOM

Recently refurbished with WC, vanity unit, Jacuzzi bath, tiled walls, heated towel rail, tiled floor, courtesy wall mirror.



EXTERNALLY

Walled boundary to the front forecourt with pedestrian pathway and lawn forecourt. Tarmac drive to the side and leading to the tarmac parking to side off road parking and leading to the garage.

GARAGE

20' 0" x 17' 0" (6.10m x 5.18m) with electric up and over door, part storage area under, tiled flooring, electricity connected. Side pedestrian access, outside water tap, storage area to the rear with oil tank.



TENURE

We are advised that the property is Freehold and will be vacant on completion.

Services

We are advised that mains water, electricity, gas and drainage are connected to the property. Oil-fired central heating.

Directions

From Carmarthen take the A485 north signposted for Lampeter and travel through the villages of Paniel, Rhydargaeau and Alltwalis and continue on up the hill. At the brow having passed Windy Corner garage take the next left signposted for Pencader. Continue on down into the village of Pencader, go over the small bridge, continue on passing the shop, on the right hand side, carry on for approximately 50 yds whereby the property will be located on the left hand side before the second shop and the main square 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 our properties are also available to view 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 Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	