

Attractive 3 Bed Residence set in spacious grounds. Near Llandysul - West Wales.



Glandilen, Pentrecwrt, Llandysul, Carmarthenshire. SA44 5DG.

£295,000

Ref R/4286/RD

****Attractive 3 bed Residence**Extensively refurbished in recent years**Central Heating**Double Glazing**Conservatory**Extensive Gardens and Grounds**Quiet Pretty Village Location****

The house provides Ent Hall, 2 Rec Rooms, Fitted Kitchen/Breakfast Room, Inter connecting Conservatory/Sun Room. First floor - 3 Bedrooms, Bathroom and WC. Bedrooms. All set in extensive gardens and grounds.

The village of Pentrecwrt lies in the lower reaches of the Teifi valley, adjacent to the A486 Carmarthen road. Some 3 miles from the town of Llandysul with its comprehensive range of shopping and schooling facilities and only some 13 miles from Carmarthen and the link road to the M4 motorway. ½ hours drive from the Cardigan Bay coast with its several popular sandy beaches.**



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

GROUND FLOOR

Entrance Hall

with original mosaic tiled floor, central heating radiator.



Front Sitting Room

14' 6" x 10' 2" (4.42m x 3.10m) with a fireplace housing an LPG gas wood burner effect stove on a granite hearth with a sandstone type surround, central heating radiator.



Dining Room

14' 6" x 7' 7" (4.42m x 2.31m) with a Victorian cast iron fireplace with wood surround, central heating radiator

Rear Kitchen/Breakfast Room



20' x 12' 11" (6.10m x 3.94m) overall with slate tiled floor, an excellent fitted range of modern units comprising of base cupboards with formica working surfaces, matching fitted wall cupboards, some with glazed doors, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated appliances including a dish washer, automatic washing machine, fridge and freezer, fitted wine rack, an oil fired Aga cooking range with back boiler for domestic hot water with feature surround, also oil fired central heating boiler, part tiled walls, ceiling down lighters, understairs storage

cupboard. Archway interconnecting into -

Conservatory/Sun Room



12' 7" x 12' 2" (3.84m x 3.71m) hardwood double glazed, central heating radiator and French doors to garden

FIRST FLOOR

Central Landing

Approached via staircase from the Entrance Hall provides built in airing cupboard with a Victorian mirror front door, central heating radiator, hatch to loft.

Front Double Bedroom 1



14' 6" x 10' 4" (4.42m x 3.15m) with central heating radiator

Rear Double Bedroom 2

11' x 9' 5" (3.35m x 2.87m) with exposed timber floors, central heating radiator

Bathroom



6' 10" x 6' (2.08m x 1.83m) having a white suite providing a panelled bath with shower and shower screen, pedestal wash hand basin with mirror and light over, low level flush toilet, central heating radiator, part tiled walls

Front Double Bedroom 3



14' 4" x 8' 2" (4.37m x 2.49m) with exposed original timber floor, central heating radiator

EXTERNALLY

To the Front.



Front gravelled forecourt with a stone boundary wall and pedestrian gateway off the road. To the side vehicular access leads to -

To the Rear

An extensive area of gardens and grounds to the side and rear presently all laid down to grassed areas with a small stream on boundary.



Stone and Slated Outhouse (Ty Par)

15' 0" x 7' 0" (4.57m x 2.13m) with original fireplace and chimney .



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

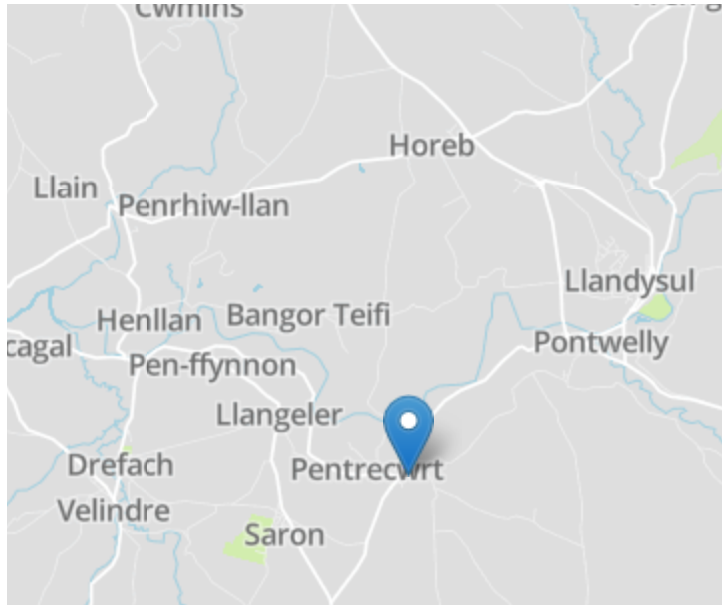
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

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

Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band E (Carmarthenshire County Council).



Directions

Travelling on the main A486 road from Llandysul south-west towards Carmarthen, when you get to the centre of the village of Pentrecwrt turn left sign posted Derw Mills and the property is immediately on the left hand corner identified by the Agents For Sale board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



Regulated by

RICS[®]

