

*A renovated 2 bedroomed mid terraced cottage in a popular Village position. Pencader, West Wales*



**Alltwn, 12 Davies Street, Pencader, Carmarthenshire. SA39 9HG.**

**£125,000**

**REF: R/3461/LD**

\*\*\* No onward chain - Motivated Seller \*\*\* A renovated mid terraced cottage \*\*\* Well presented 2 bedroomed accommodation \*\*\* Modern kitchen and bathroom \*\*\* Computerised electric Infra Red heating, UPVC double glazing and Broadband available \*\*\* Suiting 1st Time Buyers or Investment Purchasers

\*\*\* Centre of popular Village position \*\*\* Low maintenance enclosed garden - A blank canvas \*\*\* Enjoying fine views to the rear over open country fields and the woodland beyond

\*\*\* Located opposite a regular Bus route \*\*\* Walking distance to a range of local amenities - Such as Chip Shop and Village Convenience Store \*\*\* A short drive to Lampeter and Llandysul \*\*\* 20 minute drive to Carmarthen, the M4 and National Rail Networks \*\*\* A short drive to the Cardigan Bay Coastline at New Quay and Llangranog \*\*\* Viewing recommended - Contact us today



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carmarthen@morgananddavies.co.uk

## LOCATION

The property enjoys a centre of Village location within 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 of Pencader itself offers Village Stores, Public House, a 'Chip Shop' and 'Baguette Shop'.

## GENERAL DESCRIPTION

Here we have on offer a delightful and renovated 2 bedroomed mid terraced property enjoying a popular Village position benefiting from a computerised Infra Red heating system and double glazing. The property in particular offers the following.

## THE ACCOMMODATION

### ENTRANCE HALL

Having access via a UPVC half glazed front entrance door, quarry tiled flooring, meter and consumer unit cupboard, telephone point.

### LIVING ROOM



16' 7" x 16' 7" (5.05m x 5.05m). With an open fireplace with a tiled surround incorporating a 4 kilowatt wood burning stove, brick built T.V. stand, staircase to the first floor accommodation with understairs storage cupboard, six double sockets, T.V. point.

### LIVING ROOM (SECOND ANGLE)



### KITCHEN



10' 3" x 7' 9" (3.12m x 2.36m). A Shaker style cottage kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, in-built electric cooker point and space with a Charcoal extractor hood over, space for under counter fridge, tiled flooring.

### KITCHEN (SECOND ANGLE)



## INNER HALL

With Velux roof window and tiled flooring.

## W.C.

With low level flush w.c., corner wash hand basin.

## UTILITY ROOM



13' 0" x 7' 0" (3.96m x 2.13m). A useful space with fitted floor units with stainless steel single sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, electric Infra Red wall heater, UPVC rear entrance door, access to the loft space, three double sockets.

## FIRST FLOOR

### LANDING

With access to the loft space, electric Infra Red wall heater.

### FRONT BEDROOM 1



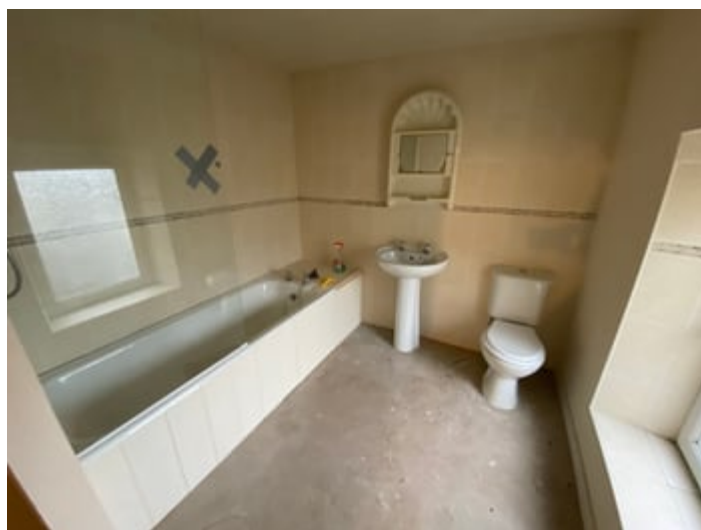
15' 8" x 11' 3" (4.78m x 3.43m). With two electric Infra Red heaters, storage cupboard, three double sockets.

### REAR BEDROOM 2



7' 8" x 7' 3" (2.34m x 2.21m). With sun tube window, electric Infra Red heater, Xpelair external vent.

### BATHROOM



11' 0" x 7' 7" (3.35m x 2.31m). Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, large airing cupboard with hot water cylinder and immersion, extractor fan.

## EXTERNALLY

### GARDEN



An enclosed off set garden located to the rear of the property being a blank canvas and offering great potential.

### GARDEN (SECOND IMAGE)



### VIEWS TO THE REAR

Enjoying views to the rear over open country fields and the woodland beyond.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful renovated property in a popular 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 property - 'B'.

## MONEY LAUNDERING REGULATIONS

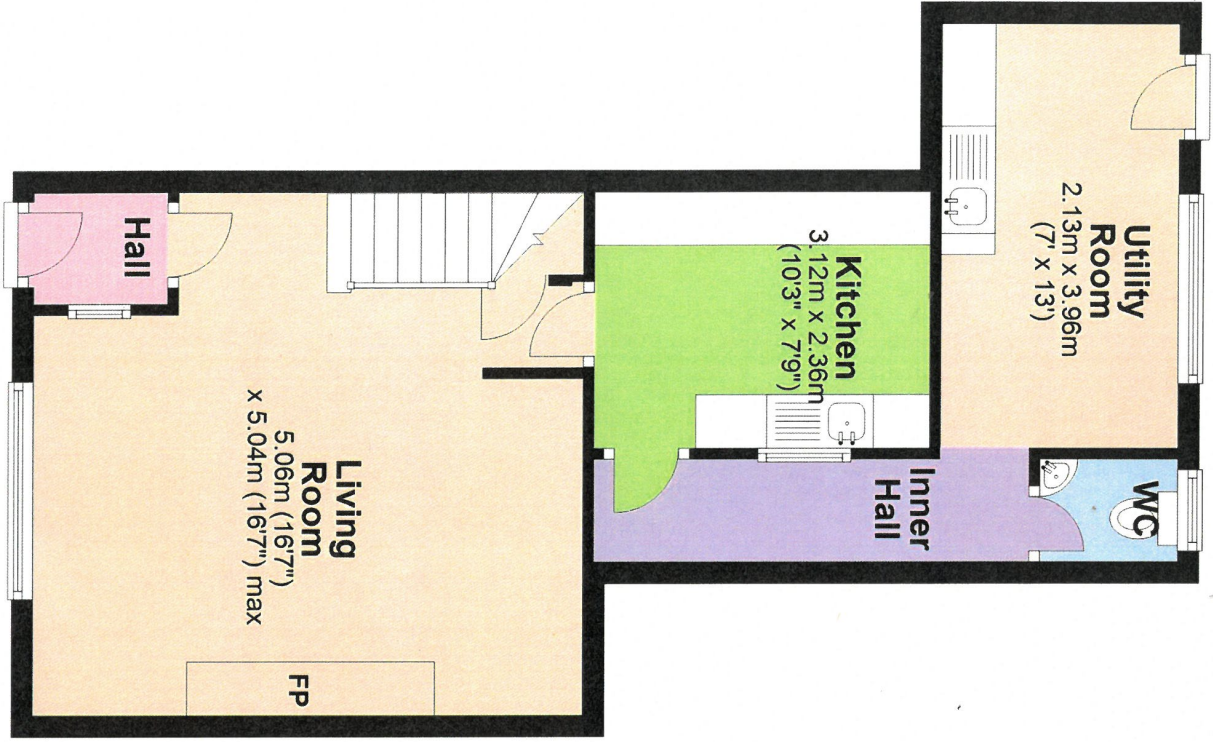
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, Computerised electric Infra Red heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

### Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)

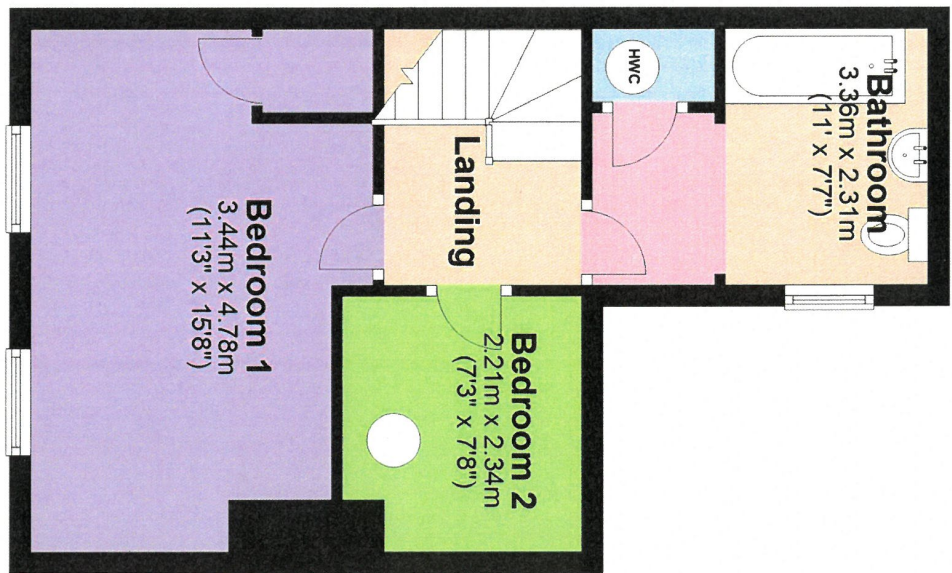


Total area: approx. 80.2 sq. metres (862.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

### First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



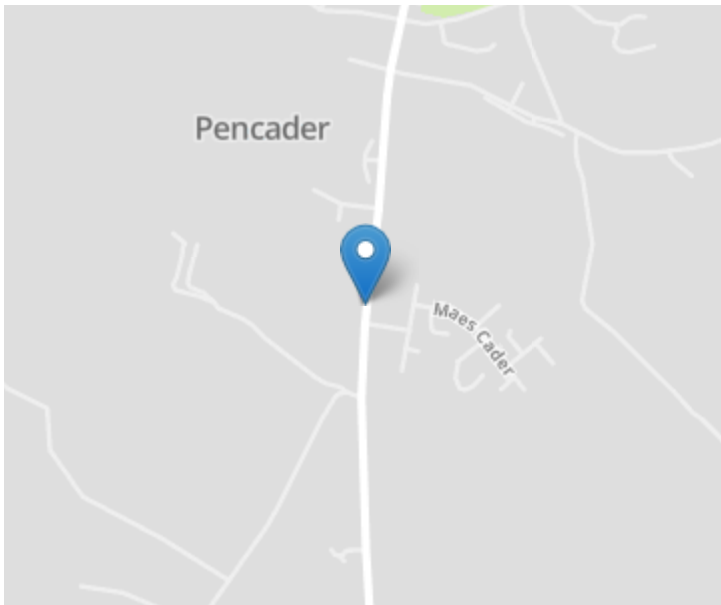
### Directions

Heading North from Carmarthen turn left onto the B4459 road after Alltwalis and beside 'Windy Corner Filling Station'. Continue into the Village of Pencader and the property will be located on your left hand side on Davies Street, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Lampeter Office**  
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