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RICS



Since 1989

*A deceptive well presented 4 bedroomed Family home in a convenient centre of Village position.
Pencader, West Wales*



Brynwalis, Pencader, Carmarthenshire. SA39 9HA.

REF: R/2936/LD

£195,000

*** Deceptive and well presented Village residence *** Comfortable 4 bedroomed Family accommodation *** Recently fitted oil fired central heating, UPVC double glazing and good Broadband speeds available *** Traditionally built with period features

*** Easy manageable walled garden and patio *** Detached garage and off street parking *** Pleasant country views to the rear *** Prepare to be impressed - A must view

*** Convenient centre of Village location - Walking distance to all Village amenities *** On a regular Bus Route *** A short distance to the Coast and Carmarthen

LOCATION

Brynwalis 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 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

Brynwalis offers a deceptive 4 bedroomed semi detached accommodation, being traditionally built, and offering valuable off street parking. The property has undergone refurbishment in recent times and offers a good sized Family kitchen and 2 large reception rooms. A perfect Family home. The property enjoys the benefit of recently fitted oil fired central heating, UPVC double glazing and good Broadband speeds available. The accommodation at present offers more specifically the following:-

RECEPTION HALL

With access via UPVC front entrance door with fan light over, staircase to the first floor accommodation, tiled flooring.



FRONT RECEPTION ROOM/GROUND FLOOR BEDROOM

16' 5" x 9' 9" (5.00m x 2.97m) into bay. With radiator.



LIVING ROOM

14' 8" x 10' 0" (4.47m x 3.05m) into bay. With brick feature fireplace with cast iron multi fuel stove, radiator, alcove shelving.



DINING ROOM

25' 7" x 8' 0" (7.80m x 2.44m). With tiled flooring, two radiators, large understairs storage cupboard, former open fireplace (not in use).



KITCHEN

15' 4" x 11' 6" (4.67m x 3.51m). An Oak fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring ceramic hob, extractor hood over, UPVC rear entrance door, tiled flooring.



KITCHEN (SECOND ANGLE)



UTILITY ROOM

7' 3" x 6' 9" (2.21m x 2.06m). With a Worcester oil fired central heating boiler, plumbing and space for automatic washing machine, tiled flooring, radiator.



CLOAKROOM

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



FIRST FLOOR

LANDING

Having access to loft space, large airing cupboard.



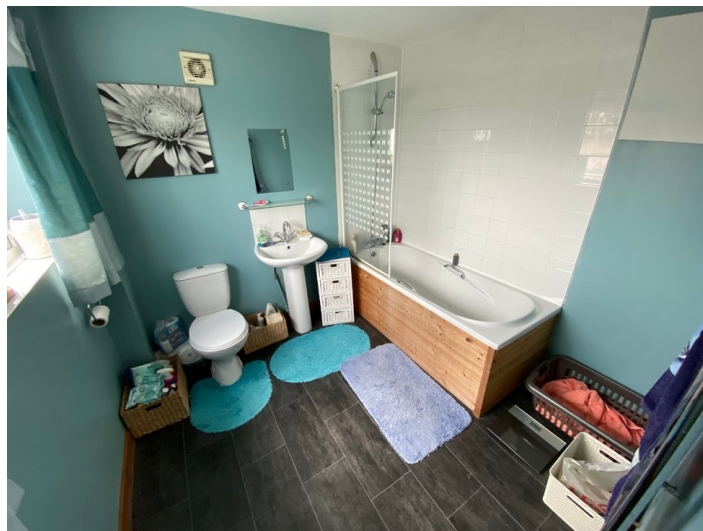
REAR BEDROOM 3

8' 6" x 8' 4" (2.59m x 2.54m). With radiator, built-in cupboards, views over the rear fields.



BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush wc., wash hand basin, chrome heated towel rail, extractor fan.



FRONT BEDROOM 1

13' 9" x 10' 2" (4.19m x 3.10m). With radiator.



FRONT BEDROOM 4/STUDY

5' 0" x 4' 7" (1.52m x 1.40m). With radiator.

FRONT BEDROOM 2

13' 6" x 9' 9" (4.11m x 2.97m). With radiator.



EXTERNALLY

DETACHED GARAGE

11' 0" x 9' 0" (3.35m x 2.74m).



GARDEN

A walled rear garden, being terraced, and offering a level lawned area and a paved patio area. In all very low maintenance.



PATIO AREA



PARKING AND DRIVEWAY

Parking for two vehicles to the rear via a rear service lane and parking for one vehicle to the front.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A deceptive Family home in a convenient location.

TENURE AND POSSESSION

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

COUNCIL TAX

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

Services

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

Directions

Heading North from Carmarthen turn left onto the B4459 road after Alltwalis (beside 'Windy Corner' Filling Station). Continue into the Village of Pencader. On entering the Village you will find the Premier Convenience Store on your right hand side, with Brynwalis being the next property.

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'.

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