

*A deceptive 4 bedroomed detached bungalow enjoying an extensive plot. Pencader, West Wales*



**Ty Rhondda, Pencader, Carmarthenshire. SA39 9AD.**

**£299,000**

**REF: R/4329/LD**

\*\*\* No onward chain \*\*\* A deceptively spacious well appointed detached bungalow \*\*\* 4 bedroomed accommodation \*\*\*  
Enjoying an extensive plot of around half an acre \*\*\* LPG fired central heating, UPVC double glazing and good Broadband  
connectivity \*\*\* Picturesque backdrop with fine views over the North Carmarthenshire hillside \*\*\* Suiting Family  
accommodation or for retirement living

\*\*\* Generous tarmacadamed driveway with ramp access to the bungalow \*\*\* Landscaped gardens, raised decking and garden  
shed \*\*\* Extensive lawned gardens with small orchard and a range of ornamental trees \*\*\* Private and not overlooked

\*\*\* Nicely positioned - Edge of Village \*\*\* 4 miles from the Market Town of Llandysul, 9 miles from the Administrative  
Centre of Carmarthen and 12 miles from the University Town of Lampeter \*\*\* An impressive bungalow - Viewings highly  
recommended



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## LOCATION

The property is located on the edge of the popular Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles from the Administrative Centre of Carmarthen and 12 miles from the University Town of Lampeter. The Village itself benefits from two Convenience Stores, Chip Shop, Baguette Shop, Hairdressers and much more.

## GENERAL DESCRIPTION

A deceptive and well positioned detached bungalow offering comfortable 4 bedroomed accommodation along with a modern kitchen and a bathroom/wet room. The property is positioned on an extensive sloping plot that provides breath taking views over the large rear garden and the countryside beyond.

The property ideally suits those looking for a Family home or for retirement living and benefits from LPG fired central heating, double glazing and good Broadband connectivity.

A country home enjoying everyday convenience of Village living.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With UPVC front entrance door, two large cloak cupboards, radiator, access to the loft space.



## LIVING ROOM

18' 7" x 16' 9" (5.66m x 5.11m). Being 'L' shaped, with a feature LPG fire with decorative surround, laminate flooring, two radiators, sliding doors to the Conservatory.



## LIVING ROOM (SECOND IMAGE)





## CONSERVATORY

12' 0" x 8' 0" (3.66m x 2.44m). Of timber construction and enjoying fine views over the rear garden and the countryside beyond.



## KITCHEN

14' 3" x 12' 5" (4.34m x 3.78m). A fitted kitchen with a range of wall and floor units with tiled work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, electric cooker point and space with extractor hood over, radiator, tiled flooring.



## KITCHEN (SECOND IMAGE)



## UTILITY ROOM

7' 0" x 5' 9" (2.13m x 1.75m). With fitted units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Ideal LPG fired central heating boiler, radiator, extractor fan, tiled flooring.



## INNER HALL

Leading to

**REAR BEDROOM 4**

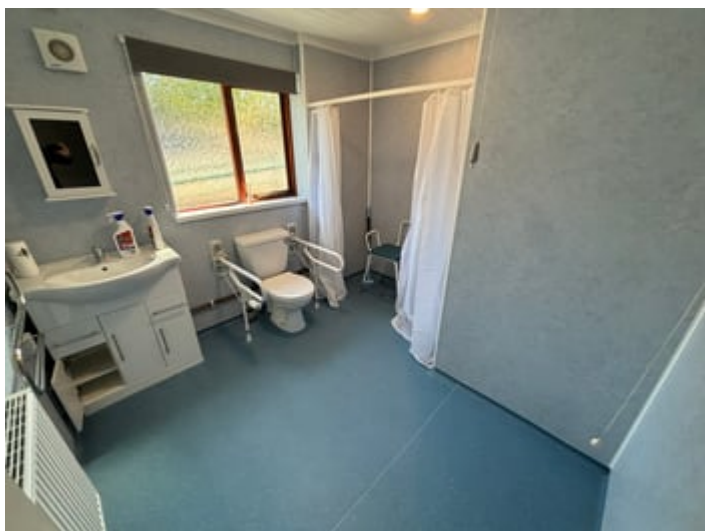
9' 6" x 8' 9" (2.90m x 2.67m). With radiator, laminate flooring.

**REAR BEDROOM 2**

10' 2" x 8' 3" (3.10m x 2.51m). With built-in wardrobes, laminate flooring, radiator.

**BATHROOM/WET ROOM**

9' 5" x 8' 8" (2.87m x 2.64m). Recently upgraded with boarded walls and wet room flooring, walk-in wet room shower facility, low level flush w.c., vanity unit with wash hand basin, heated towel rail, extractor fan.

**FRONT BEDROOM 3**

11' 5" x 9' 8" (3.48m x 2.95m). With laminate flooring, radiator, enjoying fine views over the front garden and the countryside beyond.





## FRONT BEDROOM 1

11' 6" x 11' 4" (3.51m x 3.45m). With radiator, built-in wardrobes, enjoying fine views over the front garden and the countryside beyond.



## EXTERNALLY

### GARDEN STORE

A useful timber built garden store located underneath the Conservatory.



## LARGE DECKING AREA

A fine vista point located beside the Conservatory and providing breath taking views over the surrounding countryside.



## REAR GARDEN

A particular feature of this property is its extensive garden area which in all extends to approximately half an acre. The garden has been a labour of love to the current Owners over the years and now provides a private haven. The garden has been split into two sections, the first one being a formal lawned area which a mature hedge boundary that leads through an archway onto a more wild garden having a small orchard and numerous ornamental trees and shrubbery, all of which being private and not overlooked.

Please note the property is positioned on a sloping plot and there are steps leading down from the rear entrance door onto the garden area.





**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****ORCHARD****FRONT GARDEN**

To the front of the property also lies gravelled and lawned formal areas providing a nice outlook when approaching.

**TARMACADAMED DRIVEWAY**

The property enjoys a sloped tarmacadamed driveway with ample parking and turning space with a ramp and step access leading to the rear entrance door.

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

A delightfully spacious detached bungalow in a popular edge of 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 C????????? 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, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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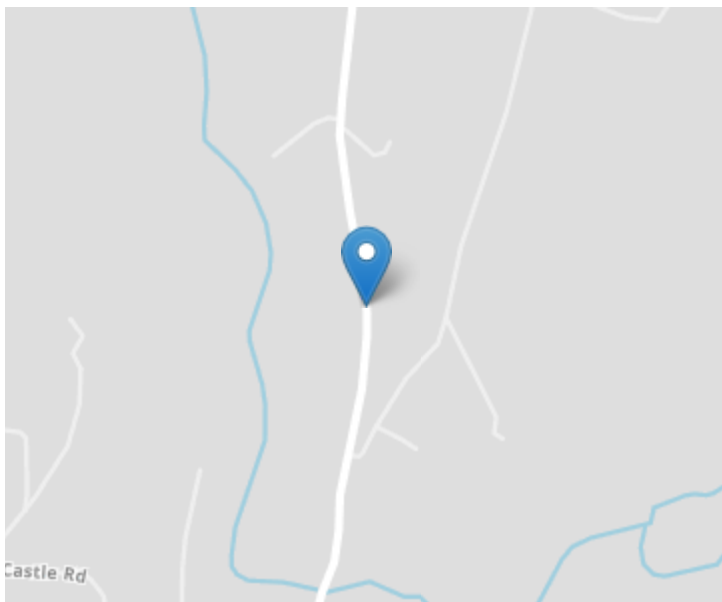
## Directions

From Lampeter take the A485 to Llanybydder via Cwmann. Proceed through Llanybydder and Llanllwni. Continue South towards Carmarthen passing through the Villages of New Inn and Gwyddgrug. Once passing through Gwyddgrug on the edge of the Hamlet turn right to Pencader. Proceed into the centre of the Village of Pencader. Turn right onto the B4459. Continue on this road leaving the Village and the property can be found on your left 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](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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 :

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