

*A modern tastefully presented 2/3 bedroomed dormer bungalow, with deceptive garden, parking,  
Pentre-cwrt, Nr. Llandysul/Newcastle Emlyn, West Wales*



**8 Maesyderi, Pentre-Cwrt, Llandysul, Carmarthenshire. SA44 5DJ.**

**£215,000**

**R/4287/LD**

\*\*\* No Onward chain \*\*\* Modern tastefully presented dormer bungalow \*\*\* Semi detached 2/3 bedroomed accommodation \*\*\* 2 stylish bathrooms and modern kitchen \*\*\* Upgraded electrics, new oil fired central heating \*\*\* Good Broadband speeds available \*\*\* Deceptive garden with secret garden area - private patio with separate level lawned area \*\*\* Tarmacadam driveway with parking for 2 vehicles \*\*\*

\*\*\* Sought after pleasant village location \*\*\* Good village amenities with shops, public houses, Places of Worship \*\*\* Close to Newcastle Emlyn and Llandysul, 25 minutes' drive to Carmarthen \*\*\* Suiting first time buyers or family occupiers \*\*\* Contact us to view today!



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## LOCATION

The property is located nicely within a sought after cul-de-sac. The village of Pentrecwrt lies in the lower reaches of the Teifi Valley adjacent to the A486 Carmarthen road. The village of Pentrecwrt offers a public house, Places of Worship, convenience store and is convenient to the popular West Wales market town of Llandysul and Newcastle Emlyn, being approximately 2 miles equidistant and being some 14 miles north of Carmarthen being the main economic and employment centre of West Wales.

## GENERAL DESCRIPTION

A deceptive, tastefully presented 2/3 bedroomed dormer style bungalow offering stylish accommodation with upgraded electrics, new central heating, and good broadband speeds available. The property has undergone refurbishment in recent times and now offers a pleasant home. Externally it enjoys a private rear garden with a separate 'secret garden' offering great privacy and ample outdoor space. The property, in particular, offers the following:-

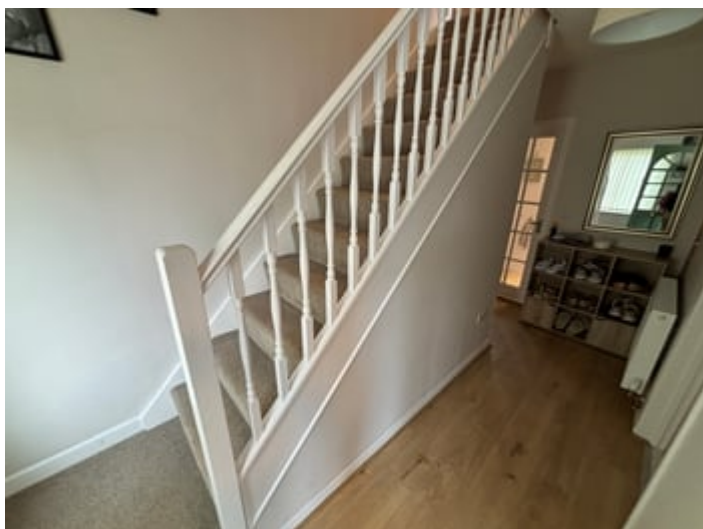
### FRONT ENTRANCE PORCH

UPVC front entrance door with quarry tiled flooring.

### RECEPTION ROOM

With staircase to first floor accommodation. Understairs storage cupboard. Laminate flooring, Radiator.

### RECEPTION HALL



## BATHROOM

9' 4" x 6' 4" (2.84m x 1.93m) with stylish yet contemporary suite. Free standing bath with central taps. Shower cubicle with double headed shower. Floating double drawer vanity unit with wash hand basin. Chrome heated towel rail. Extractor fan. Spot lighting. Aqua boarding walls. Low level flush w.c.



## LIVING ROOM

13' 9" x 10' 9" (4.19m x 3.28m) with radiator. Brick fireplace with inset fire. Alcove shelving and cupboard.



**KITCHEN**

13' 1" x 10' 7" (3.99m x 3.23m) a modern fitted kitchen with range of floor and wall units with worksurfaces over. Stainless steel sink unit with drainer unit and mixer tap. Eye level electric oven, 4 ring hob, space for microwave. Radiator and ceramic tiled flooring.

**UTILITY ROOM**

With plumbing and space for washing machine and tumble drier. 'Grant' new fitted oil fired central heating boiler, running all domestic services to the property. Half glazed rear entrance door.

**DINING ROOM/BEDROOM 3**

12' 0" x 10' 8" (3.66m x 3.25m) with feature fireplace, with decorative pine surround. Laminate flooring and sliding patio doors to garden area.

**FIRST FLOOR****LANDING**

With access to loft space.

**BEDROOM 1**

15' 4" x 12' 3" (4.67m x 3.73m) with radiator. Under eaves storage area. Built in wardrobe space.



## SHOWER ROOM

Contemporary style suite with corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin. Velux window. Extractor fan. Spot lighting and aqua boarding walls.



## BEDROOM 2

16' 5" x 10' 0" (5.00m x 3.05m) 'L' shaped with radiator and enjoying views over the side garden.



## EXTERNALLY

### GARDEN SHED

12' 0" x 10' 0" (3.66m x 3.05m)

### GARDEN

A particular feature of this delightful dormer bungalow is its private rear garden area being laid mostly to patio with a mature hedge boundary. To the side of the property also lies a 'secret garden' area being totally private with a level lawned area.



## PARKING AND DRIVEWAY

Tarmacadam driveway with parking for 2 vehicles.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## 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.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - C

## AGENT'S COMMENTS

A delightful well positioned dormer style bungalow being tastefully presented.

## 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 throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

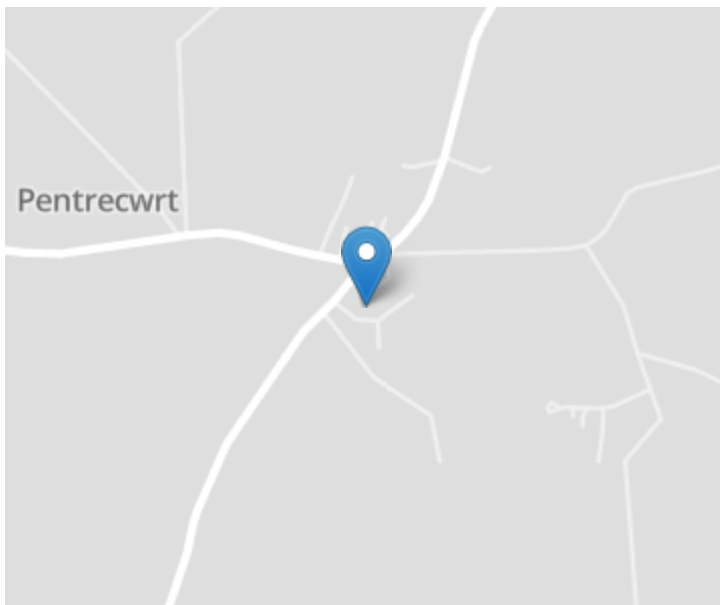
### Directions


From Llandysul take the A486 Carmarthen roadway to the village of Pentrecwrt. Follow the A486 heading towards Rhos/Saron. After 100 yds take the left hand turning into the Maesyderi Cul-de-Sac, continue to the left, and the property will be located thereafter 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 our properties are also available to view 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>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</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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