

*A deceptive and nicely positioned 3 bedroomed detached country bungalow set in large grounds.
Near Llanybydder, Teifi Valley, West Wales*



Maesbriallu, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QQ.

£280,000

REF: R/4380/LD

- *** No onward chain *** Delightfully spacious and well positioned detached country bungalow *** Set in extensive grounds
- *** Recently upgraded 3 bedroomed, 2 bathroomed accommodation *** Modern kitchen and bathroom suites *** Oil fired central heating, UPVC double glazing and good Broadband connectivity
- *** Gated gravelled driveway with ample parking and turning space *** Set nicely within the Teifi Valley with magnificent views *** Mature hedge boundary and to the rear a sloping garden area being laid to lawn offering great potential for landscapers *** Recently built fully insulated summer house and two garden sheds.
- *** Convenient to the Market Town of Llanybydder and the University Town of Lampeter *** Quiet and semi rural location *** A must view property - Move straight in.



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LOCATION

Pencarreg is a small rural Hamlet just over a mile from the famous Horse Fair Centre of Llanybydder and 3.5 miles from the University Town of Lampeter, to the North. The County Town of Carmarthen is within a 20 minute drive and approximately 18 miles to the South.

GENERAL DESCRIPTION

A deceptive and well positioned detached country bungalow offering 3 bedroomed, 2 bathroomed accommodation recently being upgraded a modern kitchen and bathroom. The property benefits from oil fired central heating and double glazing.

Externally it sits within a generous plot being level to sloping in nature and the garden being laid to lawn with a mature hedge boundary.

The property is convenient, being close to the Market Town of Llanybydder and the University Town of Lampeter and sits nicely within the renowned and beautiful Teifi Valley.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, large cloak/linen cupboard.



BEDROOM 3/SITTING ROOM

12' 9" x 8' 9" (3.89m x 2.67m). With double aspect windows to the front and rear, radiator, built-in wardrobes.



BEDROOM 3/SITTING ROOM (SECOND IMAGE)



BATHROOM

Having a modern 3 piece suite with a panelled bath, vanity unit with wash hand basin, enclosed low level flush w.c., radiator, extractor fan.



DINING ROOM

12' 9" x 10' 6" (3.89m x 3.20m). With alcove cupboards, patio doors to the rear garden, opening onto the kitchen.



DINING ROOM (SECOND IMAGE)



KITCHEN



9' 2" x 7' 2" (2.79m x 2.18m). A modern fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, Worcester oil fired central heating boiler running all domestic systems within the property.

LIVING ROOM

15' 7" x 13' 3" (4.75m x 4.04m). With a cast iron multi fuel stove on a slate hearth, radiator, patio doors opening onto the front garden area.



LIVING ROOM (SECOND IMAGE)



STUDY

9' 2" x 6' 4" (2.79m x 1.93m).



PRINCIPAL BEDROOM 1

20' 3" x 8' 9" (6.17m x 2.67m). With double aspect windows, built-in wardrobes, two radiators.



EN-SUITE TO BEDROOM 1

Having a modern 3 piece suite with a corner shower cubicle,

low level flush w.c., pedestal wash hand basin, extractor fan.



UTILITY ROOM

11' 0" x 4' 7" (3.35m x 1.40m). With fitted floor cupboards, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, UPVC rear entrance door, extractor fan.



BEDROOM 2

11' 2" x 11' 0" (3.40m x 3.35m). With radiator.



EXTERNALLY

SUN ROOM

10' 0" x 8' 0" (3.05m x 2.44m). Recently completed, being fully insulated with UPVC double glazed windows and electricity connection.



TWO GARDEN SHEDS

Each measuring 8' 0" x 6' 0" (2.44m x 1.83m), one of which having electricity connected.



PARKING AND DRIVEWAY



There is a gated entrance to a spacious gravelled drive with parking and turning space for a number of vehicles.

GARDEN

The property enjoys an extensive plot of around one third of an acre. The front garden is level and laid to lawn with a mature hedge boundary and to the rear a sloping garden area being laid to lawn offering great potential for landscapers and providing magnificent views over the surrounding and renowned Teifi Valley. There also lies a small patio area to the rear providing great privacy. As a whole a highly desirable property in a sought after locality.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



REAR OF PROPERTY



AGENT'S COMMENTS

A highly appealing country bungalow providing great space internally and externally.

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 for the property - 'D'.

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, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions


From Lampeter take the A485 road South for Cwmann and turning right at the former Cwmann Tavern then proceeding towards Llanybydder. Once reaching Pencarreg proceed around the large bend in the Village. Continue for approximately 200 yards and the property will be found on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	56	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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