

Regulated by:



Since 1989

*New development. An extremely desirable 5 bedroomed, 3 bathroomed executive style residence enjoying pleasant rural views. Near Carmarthen, West Wales*



**Plot 3, Barn Hill Lane, New Inn, Pencader, Carmarthenshire. SA39 9AW.**

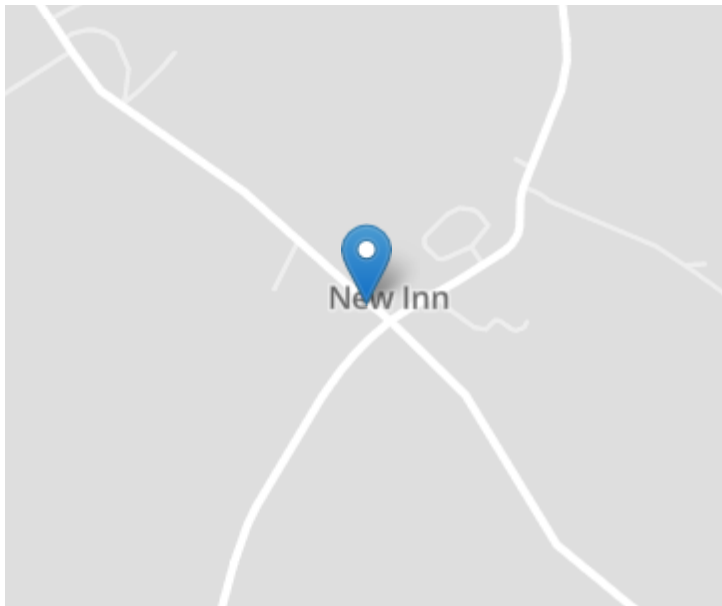
**REF: R/3160/LD**

**£395,000**

\*\*\* Brand new exclusive highly desirable and sought after executive style residence \*\*\* 5 bedroomed, 2 bathroom Family sized accommodation (optional of additional ensuite if required) \*\*\* High insulative energy efficient qualities with no running costs \*\*\* Timber framed construction under a slate roof \*\*\* Stylish modern living with air source heating and UPVC glazed/White double glazing \*\*\* Floor area 166 m sq \*\*\* Developed and constructed by a well known and local reputable Developer \*\*\* LABC Warranty \*\*\* Sought after development - Countryside location

\*\*\* Luxury fitted fixtures and fittings \*\*\* Pleasant semi rural edge of Village location \*\*\* Level rear garden and patio - Private

\*\*\* Fantastic views over the renowned remarkable North Carmarthenshire countryside \*\*\* Only 10 miles from Carmarthen giving access to the M4 Motorway and National Rail Network \*\*\* On the edge of Llanllwni Mountains - Perfect for those seeking the great outdoors \*\*\* Exciting new development - Contact us for more information



## LOCATION

The exciting new development is located within the popular rural Hamlet of New Inn, 1.5 miles from Pencader, just off the A485 Lampeter to Carmarthen roadway, 10 miles from the County Town and Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter.

## GENERAL DESCRIPTION

Morgan & Davies are extremely proud to offer for sale this executive style and impressive 5 bedroomed, 3 bathroomed detached property. The property is of high quality workmanship and built by a local reputable Developer under the LABC Warranty Scheme. The property benefits from air source heating, UPVC double glazing, modern kitchen and bathrooms.

Please contact the Sole Selling Agents if you require further information. The property currently consists of the following.

## HALLWAY

With front entrance door, staircase leading to the first floor accommodation.



## LOUNGE

3.9m x 5m.



## KITCHEN/DINER

7m x 3.4m. Modern, fully equipped kitchen / diner. With a good range of wall and floor units, 1.5 sink and drainer unit, and a range of integrated appliances.





**KITCHEN/DINER (SECOND IMAGE)****UTILITY ROOM**

With rear entrance door.

**W.C.****INTEGRAL GARAGE**

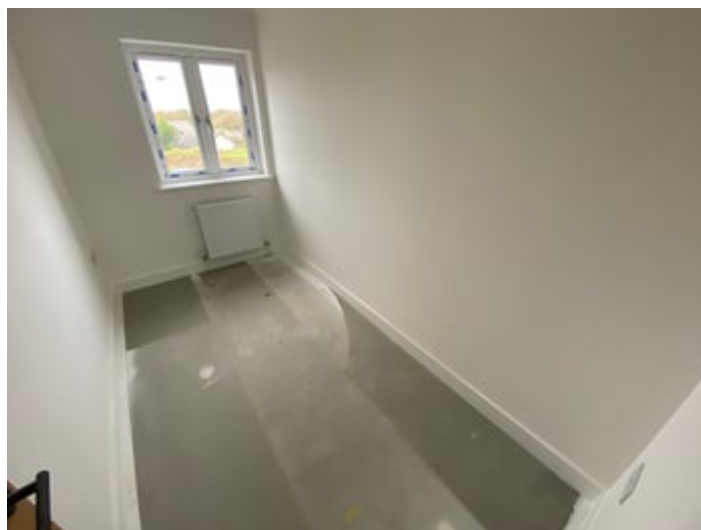
5.5m x 3.1m.

**FIRST FLOOR****LANDING**

With staircase from the Hallway.

**BEDROOM 5**

2.1m x 2.8m.

**BATHROOM**

Luxury. A part tiled, 4 price suite with, a panelled bath, shower unit, LLFC and vanity unit with Wash hand basin. (Example photo taken from Plot 4)

**BEDROOM 4**

3.4m x 3.2m.

**BEDROOM 3**

3.9m x 3.2m.



### **POSSIBLE EN-SUITE TO BEDROOM 3 or WALK IN WARDROBE**

A fully equipped en-suite facility. Example photo taken from Plot 4.

### **BEDROOM 2**

3.9m x 2.7m.



### **BEDROOM 1**

3.7m x 3.9m.



### **EN-SUITE TO BEDROOM 1**

Luxury 3 piece suite with corner shower, LLFWC and vanity with wash hand basin. (Example photo taken from Plot 4)



### **EXTERNALLY**

#### **GARDEN**

The garden enjoys a private fenced and lawned garden area with patio doors opening on from the dining area. Example photo taken from Plot 4.



#### **PARKING AND DRIVEWAY**

We are informed that the side entrance road will be adopted once completed and the property enjoys its own off street parking area.





## VIEWS

Outstanding country views over the North Carmarthenshire hillside.

## MAIN ELEVATION



## FRONT ELEVATION



## REAR ELEVATION



## AGENT'S COMMENTS

An exciting new development of high quality and craftsmanship. A must view.

## 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 - To be confirmed.

## 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, air source heating with ground floor underfloor heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

From Lampeter take the A485 South towards Carmarthen, proceeding through Llanybydder and onto New Inn. Once reaching New Inn, passing J. Davies & Son Tractor Dealers on the right hand side, take the next right hand turning at the

crossroads. Continue along the lane for approximately 50 yards and then turning left into Barn Hill Lane Development. The property will be located thereafter 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](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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