

**Attention 1st Time Buyers and Investors. A ground floor flat with 2 bedrooms in a Village Centre location. Pencader, West Wales**



**105 Maescader, Pencader, Carmarthenshire. SA39 9HR.**

**REF: R/3055/LD**

**£69,950**

\*\*\* Attention 1st Time Buyers/Investment Purchasers \*\*\* A great opportunity to purchase a ground floor flat with 2 bedrooms in a Village centre location

\*\*\* Ground floor 2 bedroomed flat with a secure garden \*\*\* Ample country walks nearby \*\*\* Available with a long 999 year Lease from 1995 \*\*\* Boasting 2 bedrooms and lovely fresh accommodation \*\*\* Garden and patio sitting area

\*\*\* Nicely tucked away - Edge of Estate \*\*\* Village Centre location and on a convenient Bus Route \*\*\* Nearby to outdoor pursuits and walks \*\*\* A stones throw to the Coast at the Ceredigion Heritage Coastline \*\*\* Walking distance to all Village amenities

## LOCATION

The property is situated in the popular residential district locality of Pencader with a good range of local amenities, just 9 miles from the Administrative Centre of Carmarthen, 4 miles from the Market Town of Llandysul, 12 miles South from the University Town of Lampeter and within easy reach of the Cardiganshire Coastline.

## ENTRANCE GATE

Shared access through the front garden area to a side entrance door.

## FRONT ENTRANCE PORCH

4' 1" x 3' 7" (1.24m x 1.09m). With outed half glazed UPVC door, inner porch area with storage cupboard and inner half glazed UPVC door. Enter to

## INNER HALLWAY

3' 8" x 11' 4" (1.12m x 3.45m). With interlocking laminate floor tiles, radiator, wardrobe space with shelving, cleaning cupboard, door to

## BATHROOM

8' 0" x 4' 10" (2.44m x 1.47m). Comprising of a White 3 piece suite including pedestal wash hand basin, panelled bath, w.c., fully tiled walls, frosted glass UPVC window to side.



## LIVING ROOM

11' 9" x 11' 2" (3.58m x 3.40m). With double panelled radiator, rear patio doors to decked area externally, interlocking laminate tiled floor, plentiful natural light penetrating to the square room.



## KITCHEN

12' 5" x 7' 4" (3.78m x 2.24m). With tiled floor, window to the rear garden, 'L' shaped lower kitchen units with integrated single drainer sink unit, splash tiles and eye level unit. Electric Indesit oven with 4 ring ceramic hob, extractor fan over, washer connection, gas fired central heating boiler.



## BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.84m). With double panelled radiator, window to the front overlooking the lawn, interlocking laminate floor tiles, wall and pull light switches.



## BEDROOM 2

9' 11" x 6' 11" (3.02m x 2.11m). A single room with double panelled radiator, recess, interlocking laminate floor tile, window to the front overlooking the lawn.



## EXTERNALLY

### SECURE GARDEN

The property has a front lawned area with shared pathway to rear. At the rear there is a GARDEN SHED, being 1m x 1m, and a decked area with lower patio and lawn.



### FURTHER LEASE INFORMATION

The Leasehold interest is 999 years commencing in 1995.

Repair obligations are 25% of the block of four flats.

There is a ground rent of £10.00 per annum which we are informed is set over the entire term.

### Services

We are informed the property benefits from mains electricity, mains water, mains drainage, private LPG gas central heating system, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

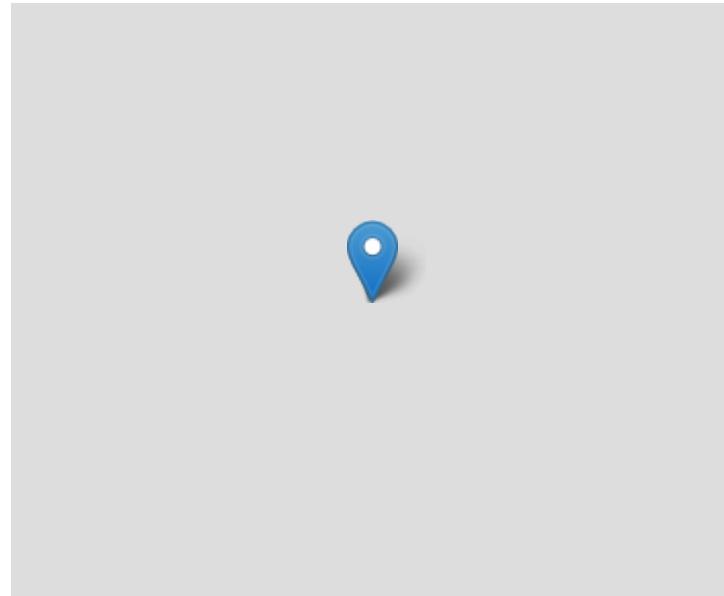
## Directions

The property is best approached on the A485 Carmarthen to Lampeter roadway heading North from Carmarthen. Turn left onto the B4459 after Alltwalis, beside the 'Windy Corner' Filling Station. Continue to the Village of Pencader. As you enter the village the entrance to Maescader can be found on the right hand side. Follow the road around to the right and the property is the ground floor flat at the end of the road on the right hand side, as identified by our agents 'For Sale' Board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or E-Mail [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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>	41	
(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	

H.M. LAND REGISTRY

TITLE NUMBER

**WA756661**

ORDNANCE SURVEY  
PLAN REFERENCE

SN 4435

SECTION B

Scale 1/1250  
Enlarged from  
1/2500

COUNTY

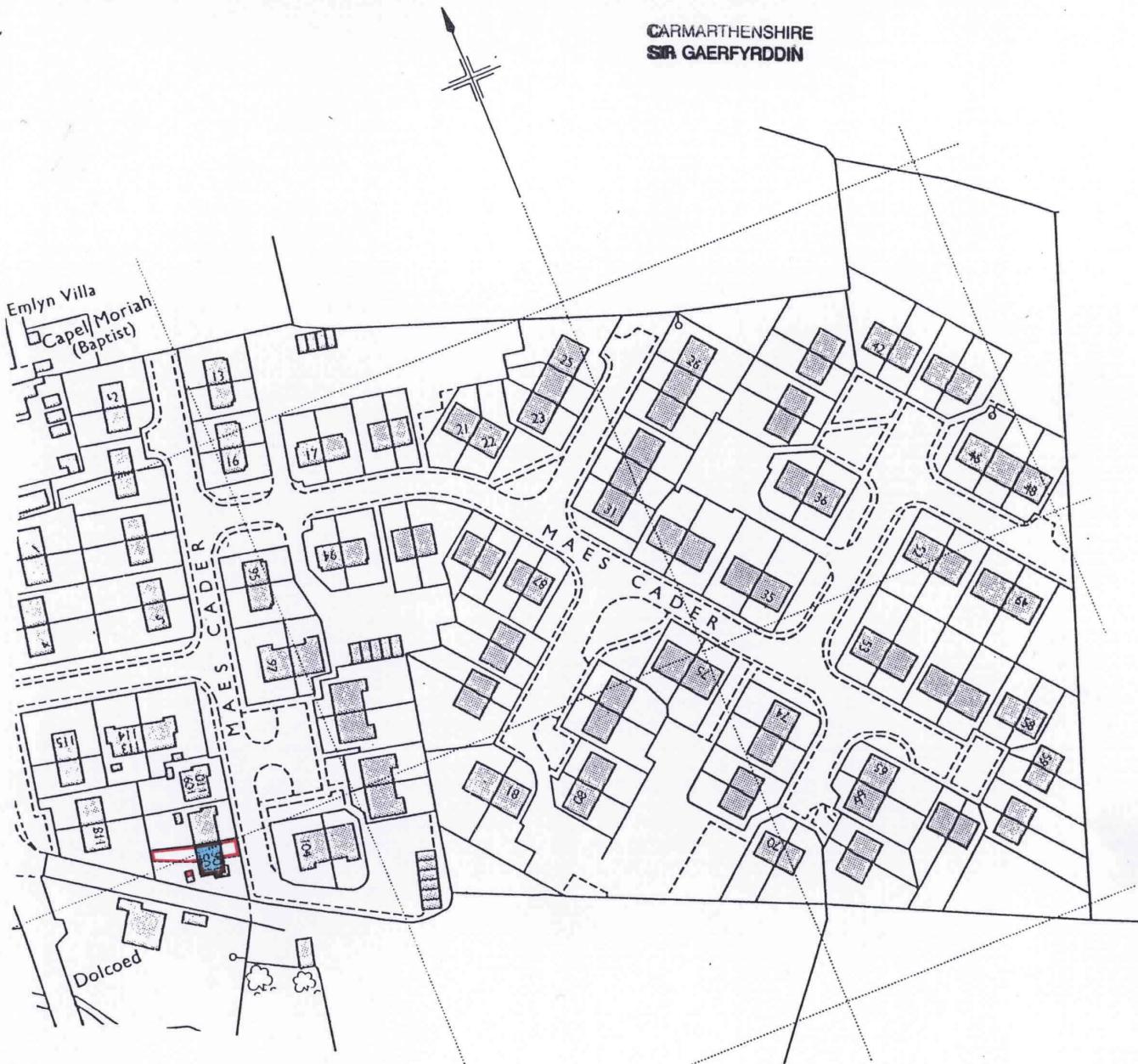
DYFED

ADMINISTRATIVE AREA

DISTRICT

CARMARTHEN

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Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen nodiadau flaenorol.