

An edge of Village detached dormer bungalow with gardens, garage and far reaching views. 3/4 bedrooms with scope to improve. Pentrecwrt, near Llandysul, West Wales



Pencnwc, Pentrecwrt, Llandysul, Carmarthenshire. SA44 5BB.

£295,000

REF: R/5120/LD

*** No onward chain *** A sought after detached dormer bungalow *** Spacious 3/4 bedroomed, 2 bathroomed accommodation *** Scope to improve *** Comfortable living accommodation *** LPG fired central heating, double glazing and good Broadband connectivity

*** Tarmacadamed driveway leading to a detached garage *** Low maintenance front and rear lawned gardens backing onto open country fields with far reaching views

*** Edge of Village location *** 2 miles from Llandysul and 6 miles from Newcastle Emlyn *** Within commuting distance to the County Town of Carmarthen and the Cardigan Bay Coast *** Perfectly suiting Family Occupiers or for retirement living *** Viewings highly recommended - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Well situated within the Village of Pentrecwrt with Public Houses, Places of Worship and Convenience Store. The Village is convenient to the popular West Wales Market Towns of Llandysul, being 2 miles distant, and Newcastle Emlyn, being 6 miles distant. The property is some 14 miles North from the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

Pencnwc is a deceptively spacious and light dormer bungalow offering 3/4 bed roomed, 2 bathroomed accommodation. The property is in need of general modernisation and updating but offers comfortable accommodation which perfectly suits Family Occupiers or for retirement living. The property benefits from LPG fired central heating, double glazing and good Broadband connectivity.

Externally it sits within a generous plot with a tarmacadamed driveway leading to a detached garage. The property sits centrally within the plot with front and rear lawned garden areas backing onto open country fields.

It enjoys an edge of Village location but within close proximity to the nearby Towns of Llandysul and Newcastle Emlyn and Carmarthen.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC front entrance door.

INNER HALLWAY



With staircase to the first floor accommodation, radiator.

LIVING ROOM

18' 5" x 13' 0" (5.61m x 3.96m). With double aspect windows to the front and side, two radiators, former serving hatch.



KITCHEN

12' 0" x 11' 11" (3.66m x 3.63m). A fitted kitchen with a range of wall and floor units with work surfaces over, sink and drainer unit, space for electric cooker and hood, wall mounted Baxi LPG fired central heating boiler, rear entrance door.



BATHROOM

8' 2" x 6' 2" (2.49m x 1.88m). Having a 3 piece coloured suite comprising of a low level flush w.c., wash hand basin, enclosed shower cubicle with a Triton electric shower.



UTILITY ROOM



8' 9" x 8' 6" (2.67m x 2.59m). With plumbing and space for an automatic washing machine and tumble dryer, radiator.

REAR BEDROOM 3

12' 2" x 10' 2" (3.71m x 3.10m). With radiator, picture window to the rear overlooking the rear garden and the fields beyond.



DINING ROOM/BEDROOM 4



13' 1" x 11' 11" (3.99m x 3.63m). With radiator, double glazed window to the rear enjoying views over the rear garden, stable style entrance door.

FIRST FLOOR

LANDING

With radiator, access to large undereaves storage cupboard, built-in linen cupboard.



BEDROOM 1

18' 6" x 11' 9" (5.64m x 3.58m). With radiator, double glazed window with fine rural views, fitted wardrobes to either side of the bed.



EN-SUITE TO BEDROOM 1

Comprising space for a shower cubicle (Not currently connected) low level flush w.c., pedestal wash hand basin, extractor fan.



BEDROOM 2

12' 0" x 11' 9" (3.66m x 3.58m). With laminate flooring, radiator, picture window enjoying breath taking views to the rear over open fields.



EXTERNALLY

PARKING AND DRIVEWAY

The property enjoys a tarmacadamed pillared driveway with ample parking and turning space with good access to the main residence and garage.

DETACHED GARAGE



19' 4" x 13' 7" (5.89m x 4.14m). With an up and over door and side service door, electricity connected.

DOG KENNEL AND RUN



GARDEN

A particular feature of this property is its generous garden areas laid to lawn and located to the front, side and rear of the property. The rear garden is private and not overlooked and includes a patio area with garden shed.

Currently a blank canvas but offers fantastic outdoor space, be it for entertaining or for Family purposes. The garden enjoys a beautiful backdrop over open countryside.

FRONT GARDEN



REAR GARDEN



REAR GARDEN 2



REAR GARDEN 3



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after detached dormer bungalow offering spacious accommodation. 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 - '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.

H.M. LAND REGISTRY

TITLE NUMBER

WA846993

ORDNANCE SURVEY
PLAN REFERENCE

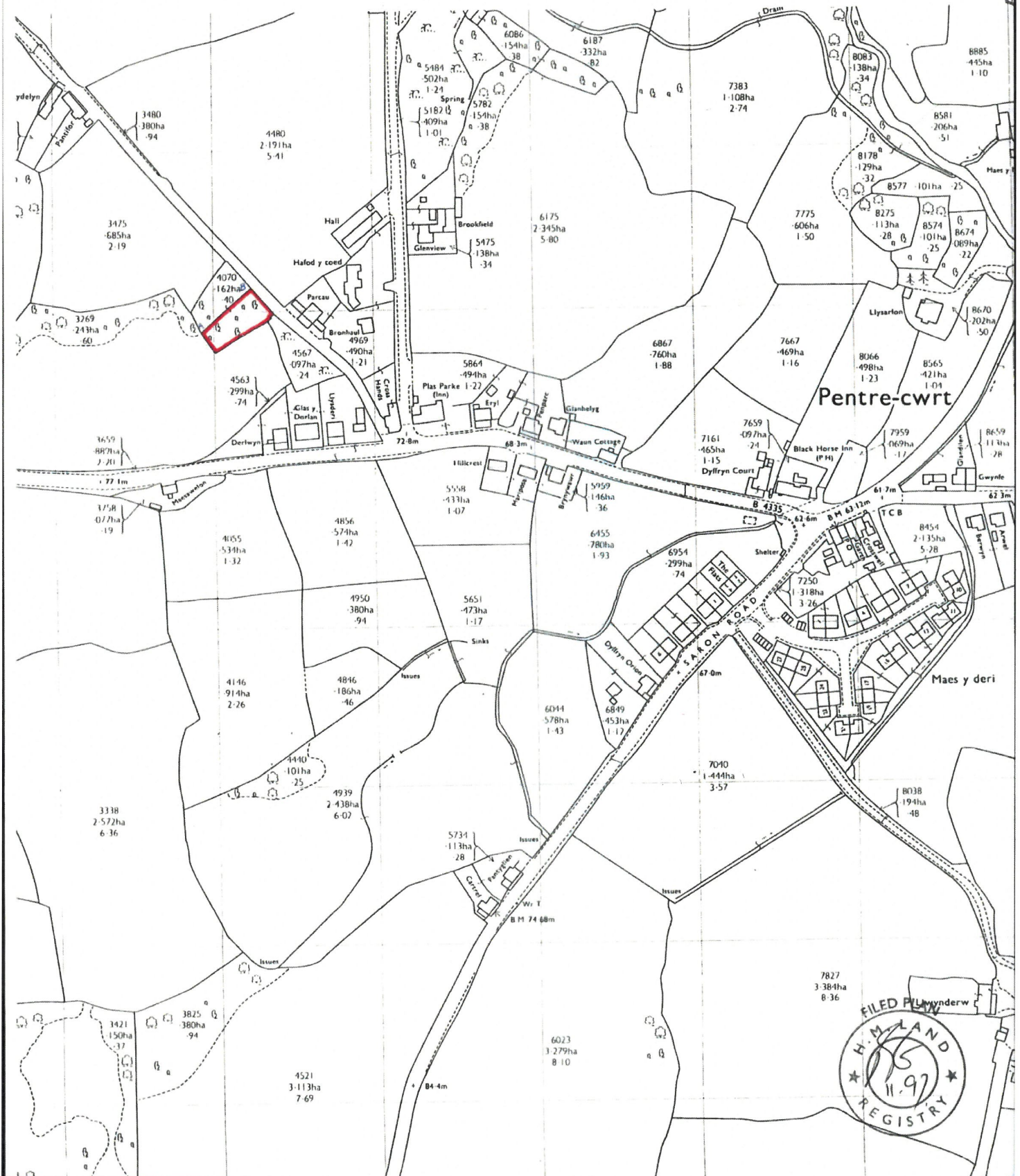
SN 3838

Scale
1/ 2500

ADMINISTRATIVE AREA

CARMARTHENSHIRE/SIR GAERFYRDDIN

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Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (49)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

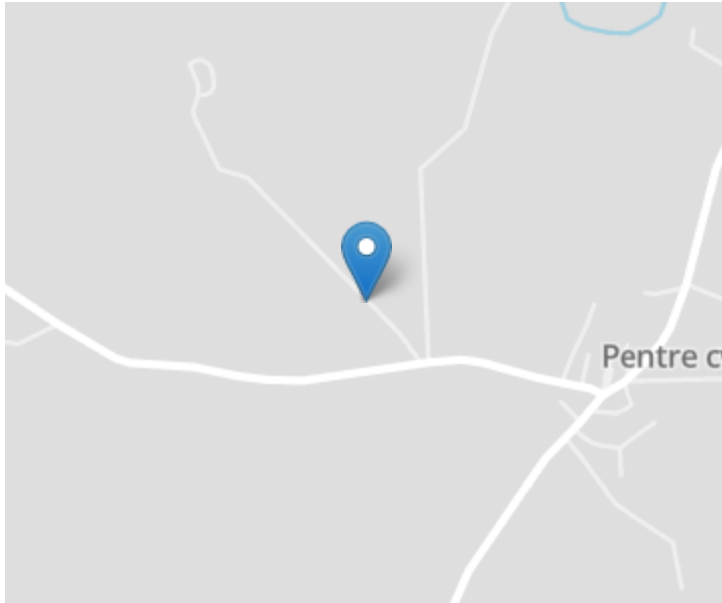
Any risk of coastal erosion? No

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 A475 road West to Llandysul. Proceed through Llandysul, proceeding South through the Town on the A486 road towards Carmarthen. Once reaching the Village of Pentrecwrt after approximately 3 miles from Llandysul, turn right in the centre of the Village. After a staggered crossroads take the second right turning. Continue for a further 200 yards and the property will be located 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

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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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