

Refurbished 4 bedroomed, 2 bathroomed riverside cottage with workshop and garden. Pencader, Carmarthenshire, West Wales



Maesyfelin, Pencader, Carmarthenshire. SA39 9AA.

£119,950

REF: R/4404/LD

*** Motivated Seller - Open to Offers *** Deceptive and nicely positioned *** Refurbished 4 bedroomed, 2 bathroomed riverside cottage *** Convenient location – Walking distance to Village amenities *** Upgraded electrics *** New kitchen and bathroom *** Oil fired central heating (not tested) and UPVC double glazing *** Newly decorated throughout *** New flooring to the ground floor upon completion *** £500.00 is available towards carpeting the property

*** Garage/workshop *** Gravelled garden/parking area to the front *** Useful yard area to the rear

*** Only 9 miles from the popular Town of Carmarthen and the M4 Motorway *** Attractive riverside setting *** 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

The property is located within the popular rural Village of Pencader close to Local Shops, School and other amenities, along with having good access to the larger County Town and Administrative Centre of Carmarthen and the M4 Motorway.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With staircase to the first floor accommodation with understairs storage cupboard.

SHOWER ROOM

With low level flush w.c., wash hand basin, walk-in shower facility.

LIVING ROOM

16'9" x 9'4", with radiator.



DINING ROOM

17'8" x 8'2", with radiator.



KITCHEN

17'1" x 7'1", a brand new fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, appliances to be fitted upon completion, UPVC rear entrance door.



FIRST FLOOR

LANDING AREA

With radiator.

BEDROOM 1

16'8" x 9'7", with radiator



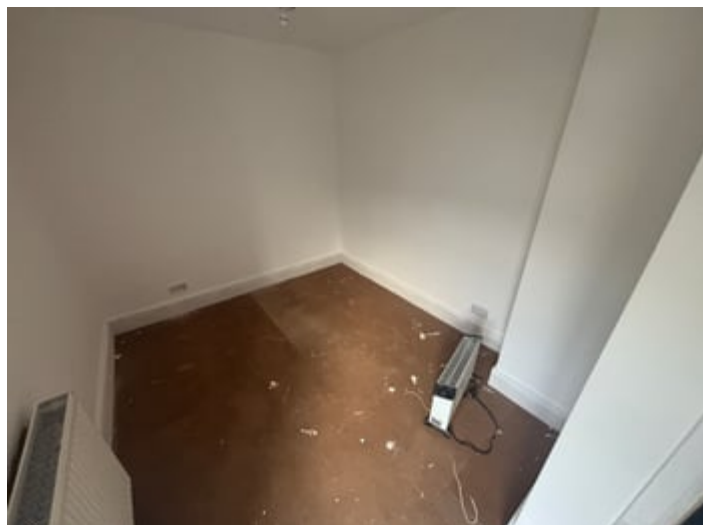
BEDROOM 4

10' x 4'4", with radiator.



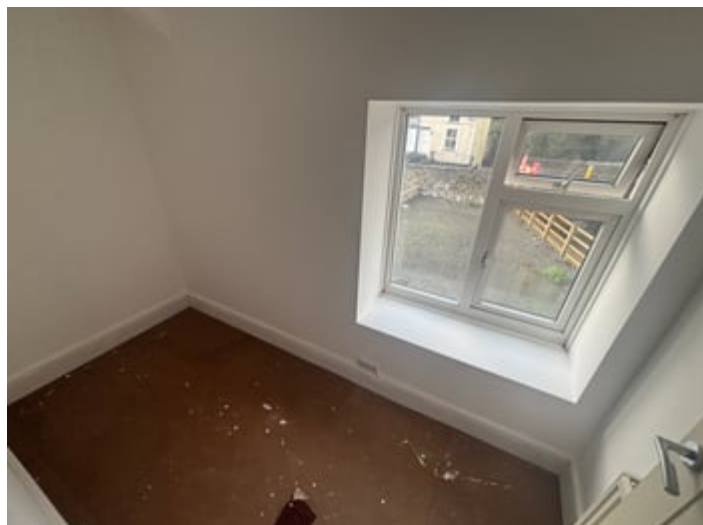
BEDROOM 2

11'7" x 7'9", with radiator.



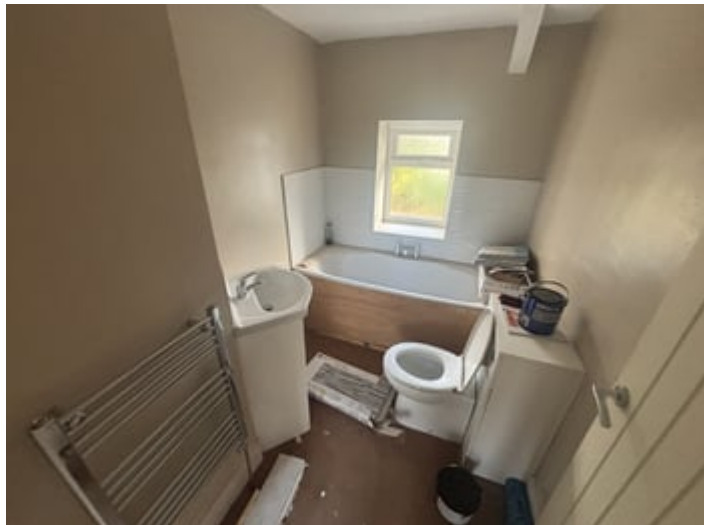
BEDROOM 3

13'7" x 8'3", with radiator.



BATHROOM

A modern 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, heated towel rail.



EXTERNALLY

GARAGE/WORKSHOP



GARDEN/PARKING



To the front of the property lies a hard standing gravelled area with ample parking or could be re-utilised to offer a garden space. It enjoys a riverside setting.

YARD AREA

A gravelled yard area is located to the rear of the property.

DECKING AREA



FRONT PARKING



REAR OF PROPERTY



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

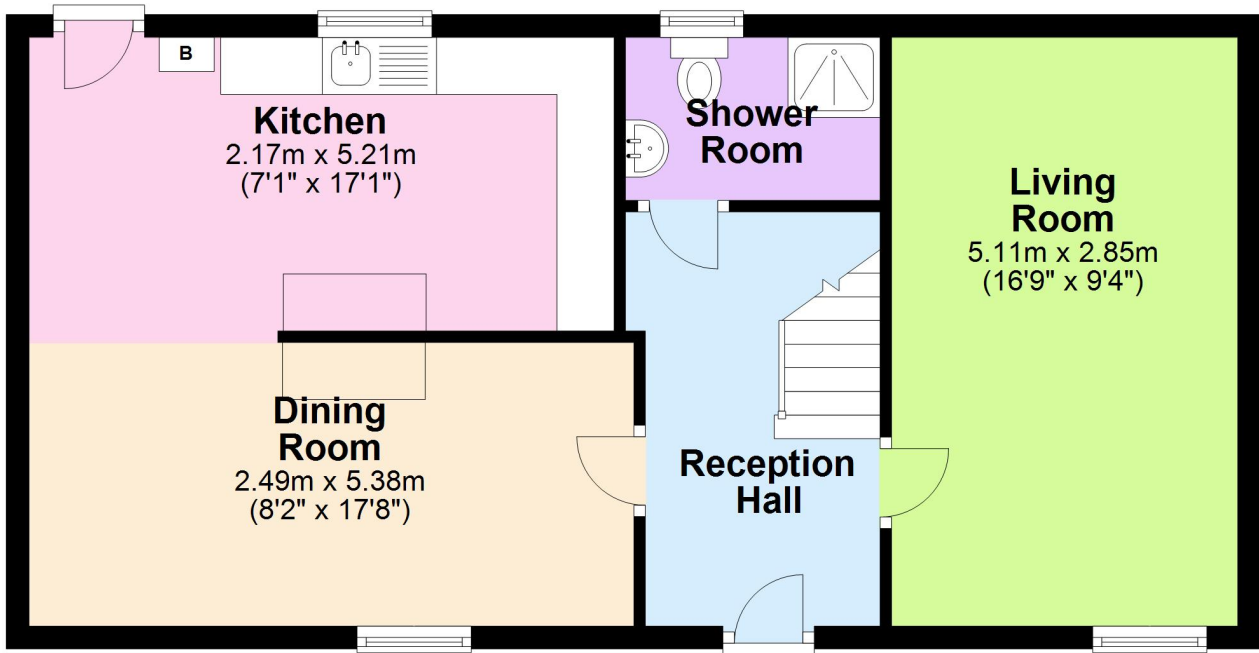
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

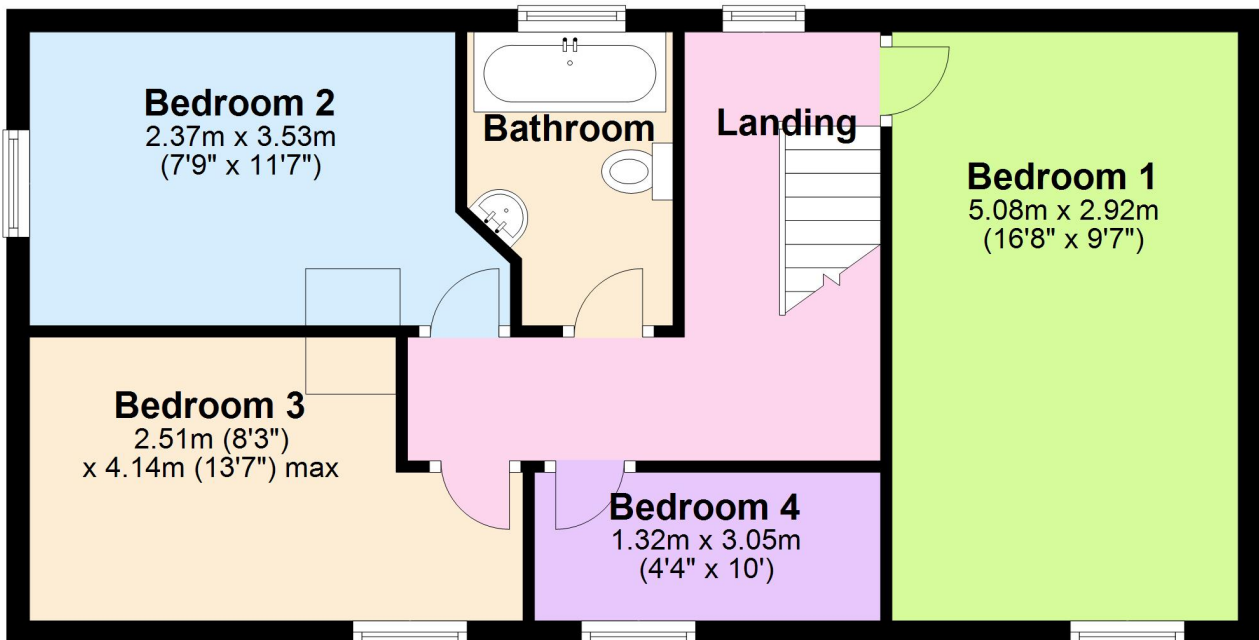
Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Maesyfelin, Pencader

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: E (50)

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

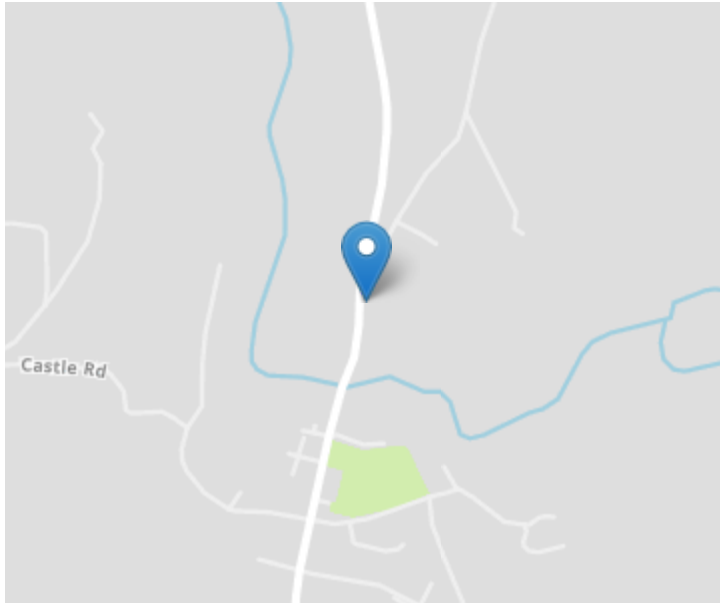
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Mobile Signal

4G great data and voice



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, follow the road down the hill. Pass the entrance to the school on the right hand side and before reaching the bridge at the bottom of the valley 100ft further down, the property is located as part of the Terrace of houses on the right 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		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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>



Regulated by

RICS