

Regulated by:



RICS



Since 1989

An impressive new detached 4 bed(3bath) detached house on select cul de sac. Village outskirts. 15 minutes Carmarthen.



Rhandir 6, Golwg Yr Ogof, Pencader, Carmarthenshire. SA39 9HS.

Ref R/2905/DD

£375,000

****High quality Build ! **Substantial traditionally built 4 or 5 bed House**Rear Conservatory**Under floor heating**Rear Garden**High Spec throughout**includes Engineered Oak flooring, Oak doors, Hardwood Staircase etc**Architect supervised**Ready to move into without further expense****

Located within a private residential cul de sac on the outskirts of the village of Pencader which offers a good range of local amenities including shops, primary school, public house, places of worship and is only some 15 minutes drive from the county town of Carmarthen and the link road to the M4 motorway.

GROUND FLOOR

Oak Feature Canopy



Over a upvc double glazed entrance door which leads to –

Reception Hall

13' 1" x 9' 3" (3.99m x 2.82m) with open vaulted ceiling with first floor window, understairs storage cupboard. Engineered oak flooring.



Cloak Room

With tiled floor, white suite provides low level flush toilet, vanity unit with inset wash hand basin, extractor fan.

Front Study/TV Room or 5th Bedroom

9' 5" x 9' 1" (2.87m x 2.77m) with front aspect window, Engineered oak flooring.

Lounge





18' 3" x 14' 7" (5.56m x 4.45m) with engineered oak flooring, front aspect window, fireplace housing an Arrow wood burning stove on a slate tiled hearth with brick feature over, french doors to -

Rear Dining Room



14' 7" x 11' 4" (4.45m x 3.45m) with engineered Oak flooring, 9ft wide French doors lead out to -

Rear Conservatory



11' 8" x 10' 2" (3.56m x 3.10m) in Oak effect upvc double glazing with tiled floor and French doors to garden.

Kitchen

12' 7" x 11' 8" (3.84m x 3.56m) with tiled floor, fitted modern range of base and wall cupboard units with formica working surfaces, Reginox single drainer sink unit with mixer taps, space for dishwasher and fridge freezer, a Kenwood cooking range with oven and ceramic hobs with cooker hood over, rear aspect window.





Utility Room

11' 9" x 5' 8" (3.58m x 1.73m) with tiled floor, side exterior door, fitted cupboard with Formica working surface, appliance space with plumbing for automatic washing machine, stainless steel single drainer sink unit with mixer taps, rear aspect window, cupboard housing central heating control system.



FIRST FLOOR

Galleried Landing

14'4" in length with airing cupboard with central heating radiator. Approached via an impressive solid Oak staircase with matching balustrade.



Front Double Bedroom 1

14' 7" x 10' 6" (4.45m x 3.20m) with central heating radiator. Front aspect window, built in wardrobes.

En Suite Shower Room

7' 2" x 5' 5" (2.18m x 1.65m) with a tiled floor, vanity unit with inset wash hand basin, corner shower cubicle with dual head shower unit, low level flush toilet, heated towel rail, extractor fan.



Rear Double Bedroom 2

14' 7" x 11' 4" (4.45m x 3.45m) with rear aspect window, central heating radiator.

En Suite Shower Room



5' 4" x 7' 2" (1.63m x 2.18m) En Suite Shower Room 5'4" X 7'2" with a tiled floor, vanity unit with inset wash hand basin, corner shower cubicle with dual head shower unit, low level flush toilet, heated towel rail, extractor fan.

Rear Double Bedroom 3

11' 4" x 9' 4" (3.45m x 2.84m) with central heating radiator, built in wardrobes. Rear aspect window.

Front Double Bedroom 4

12' 8" x 9' 4" (3.86m x 2.84m) with central heating radiator, front aspect window.

Family Bathroom

9' 8" x 7' 1" (2.95m x 2.16m) with tiled floor, white suite provides a P shaped bath with shower over and shower screen, vanity unit with inset wash hand basin, low level flush toilet, fully tiled walls, tiled floor, heated towel rail, rear opaque window.



EXTERNALLY

To the Front

Walled gravelled forecourt with steps to front entrance door with paved slabbing and feature brick dwarf walls.





To the Side -

To the side a tarmacadamed driveway leads to -

To the Rear -

Rear garden contained within a walled boundary and overlooking open fields with a pleasant aspect. Paved patio area. Further gravelled yard area with recently built heavy duty garden Shed/Workshop 12' x 10'. Ample space for construction of a Garage if required (stc).

(View at rear)



Services

Mains Electricity, Water and Drainage. Air Source Heating (under floor to ground floor level).

Directions

From the village of Pencader proceed South towards Carmarthen and as you leave the village you will see Golwg Yr Ogof cul de sac on the left hand side.