

*A substantial and impressive Village residence set in private grounds yet centre of Village position.  
Pencader, West Wales*



Trysor, Pencader, Carmarthenshire. SA39 9ES.

£380,000

REF: R/4175/LD

\*\*\* No onward chain - Motivated Seller \*\*\* A superior Family residence \*\*\* An impressive and substantial Village residence  
\*\*\* A superior 7 bedroomed, 2 bathroomed accommodation \*\*\* Recently refurbished and upgraded with modern kitchen and  
bathroom \*\*\* Oil fired central heating, double glazing and good Broadband connectivity

\*\*\* Useful garage, utility area and Dog kennels \*\*\* Ample parking with gated tarmacadamed wrap around driveway \*\*\*  
Private grounds yet centre of Village location \*\*\* Large mature hedge with landscaped lawned areas \*\*\* Recently built patio  
terrace with jacuzzi hot tub and stunning outside dining area

\*\*\* Just beside a regular Bus route \*\*\* Walking distance to all everyday amenities within this popular Village \*\*\* En-route to  
Carmarthen with access to the M4, Glangwili General Hospital and National Rail Networks \*\*\* 25 minute drive to the  
Cardigan Bay Coast at New Quay and Aberaeron \*\*\* An unrivalled opportunity - The ultimate Family home



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

Pencader is located in North Carmarthenshire, close to the Teifi Valley, and is 12 miles North from the County Town of Carmarthen, being a strategic West Wales Town. The Cardigan Bay Coast likewise lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog, New Quay and the Town of Cardigan all within a 25 minute drive. The University Town of Lampeter and the Market Town of Llandysul are also within close proximity offering further amenities.

## GENERAL DESCRIPTION

An impressive and substantial Family home enjoying a private and secure yet centre of Village position. The property offers 7 bedroomed, 2 bathroomed accommodation with fantastic ground floor living accommodation with an impressive Family room. It boasts a modern fitted kitchen and bathroom suites along with oil fired central heating and double glazing.

The property sits within a double corner plot with landscaped lawned garden areas with a recently built terrace with hot tub jacuzzi, garage and Dog kennels.

In all a property worthy of early viewing. A property of this calibre and size odes not come to the market often, especially within a popular Village Community. It offers convenience yet privacy and being close to a regular Bus route and amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panels, staircase to the first floor accommodation, radiator, airing cupboard housing the hot water cylinder and immersion, tiled flooring.



## LIVING ROOM

13' 8" x 13' 1" (4.17m x 3.99m). With radiator, laminate flooring, double doors through to the Sitting Room/Play Room. Open fire located behind current electric fire.



### SITTING ROOM/PLAY ROOM

15' 1" x 14' 5" (4.60m x 4.39m). With laminate flooring with underfloor heating.



### KITCHEN

20' 2" x 15' 2" (6.15m x 4.62m). A modern Shaker style fitted Kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, integrated self cleaning oven and microwave, plumbing and space for tumble dryer, washing machine and dishwasher, tiled flooring, space for America fridge/freezer, picture window enjoying views over the rear garden, UPVC rear entrance door.



### KITCHEN (SECOND IMAGE)



### DINING ROOM

16' 7" x 14' 5" (5.05m x 4.39m). With tiled flooring with underfloor heating, sliding French doors to the rear patio area.



## FAMILY ROOM

28' 0" x 16' 9" (8.53m x 5.11m). An impressive and generous Family room offering space in abundance with laminate flooring with underfloor heating, spot lighting, wrap around windows providing ample light and a great view over the garden, brick feature walls.



## FAMILY ROOM (SECOND IMAGE)



## GROUND FLOOR BATHROOM

A newly completed stylish suite with aqua boarded walls incorporating a floating vanity unit with wash hand basin, low level flush w.c., panelled bath with central taps and shower attachment, tiled flooring, radiator.



## GROUND FLOOR BEDROOM 1

11' 5" x 11' 2" (3.48m x 3.40m). With laminate flooring, radiator.



## GROUND FLOOR BEDROOM 2

13' 9" x 8' 8" (4.19m x 2.64m). With laminate flooring, radiator.



## GROUND FLOOR BEDROOM 3

13' 9" x 11' 2" (4.19m x 3.40m). With double aspect windows, radiator, laminate flooring.



## FIRST FLOOR

### LANDING

With various undereaves storage areas, Velux roof window.



### BEDROOM 4

14' 3" x 14' 1" (4.34m x 4.29m). With wooden flooring, double aspect windows, undereaves storage, large built-in cupboard.



## EN-SUITE TO BEDROOM 4

Being fully tiled with a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, Velux roof window, tiled flooring.



## BEDROOM 5

18' 2" x 7' 7" (5.54m x 2.31m). With radiator, undereaves storage area, wooden flooring.



## BATHROOM

A modern suite comprising of a central bath, low level flush w.c., corner shower cubicle, pedestal wash hand basin, two Velux roof windows, radiator.



## LARGE STORAGE CUPBOARD

## BEDROOM 6

14' 6" x 8' 6" (4.42m x 2.59m). With undereaves storage area, wooden flooring.



## BEDROOM 7

14' 6" x 8' 7" (4.42m x 2.62m). With radiator, wooden flooring, undereaves storage area.



## EXTERNALLY

### GARAGE

22' 8" x 10' 8" (6.91m x 3.25m). With an up and over door, rear service door and electricity connected.



### COVERED AREA

### OUTSIDE W.C./UTILITY AREA

With low level flush w.c., pedestal wash hand basin and fitted units.

## DOG KENNELS

With two separate kennels with access to a covered run and a separate garden store.



## GARDEN

A particular feature of this stunning and impressive Family home is its large corner plot being private and secure with a mature hedge boundary. The garden has been landscaped by the current Owners and provides the perfect outdoor space for any Family. It enjoys a sweeping lawn and a newly created terraced patio area with glazed balustrade housing the hot tub jacuzzi and an extensive outdoor dining area. Therefore in all providing the ultimate outdoor space which perfectly compliments this property.



**TERRACED PATIO AREA (FIRST IMAGE)****TERRACED PATIO AREA (SECOND IMAGE)****FRONT PATIO AREA**

There also lies a large patio area to the front of the property providing the perfect outdoor space all day long.

**PARKING AND DRIVEWAY**

A gated and tarmacadamed driveway with ample parking and good access points.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A superior and substantial Family home in a convenient Village position.

**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.

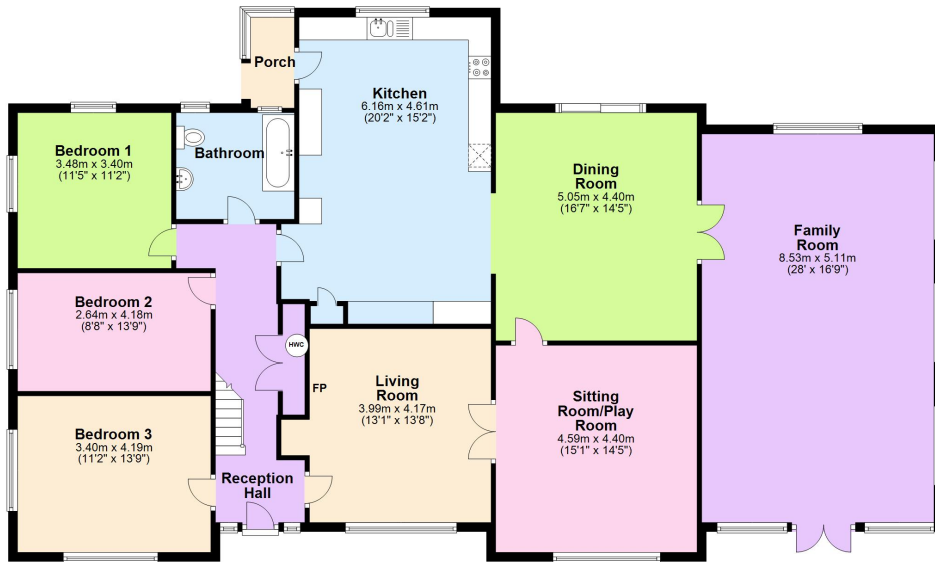


## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

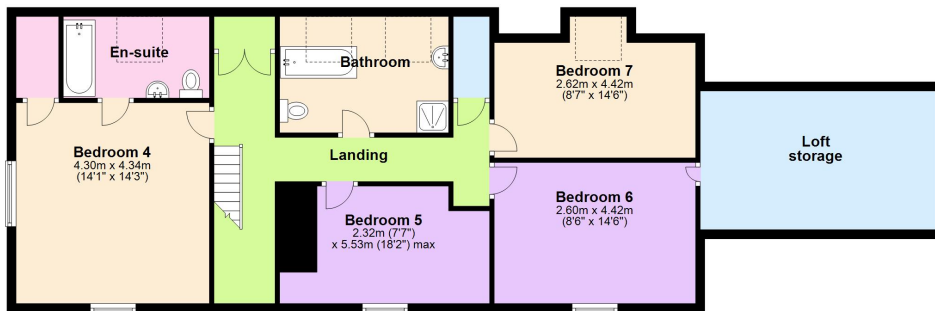
**Ground Floor**

Approx. 195.8 sq. metres (2107.4 sq. feet)



**First Floor**

Approx. 108.0 sq. metres (1162.1 sq. feet)



Total area: approx. 303.8 sq. metres (3269.5 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Trysor, Pencader**

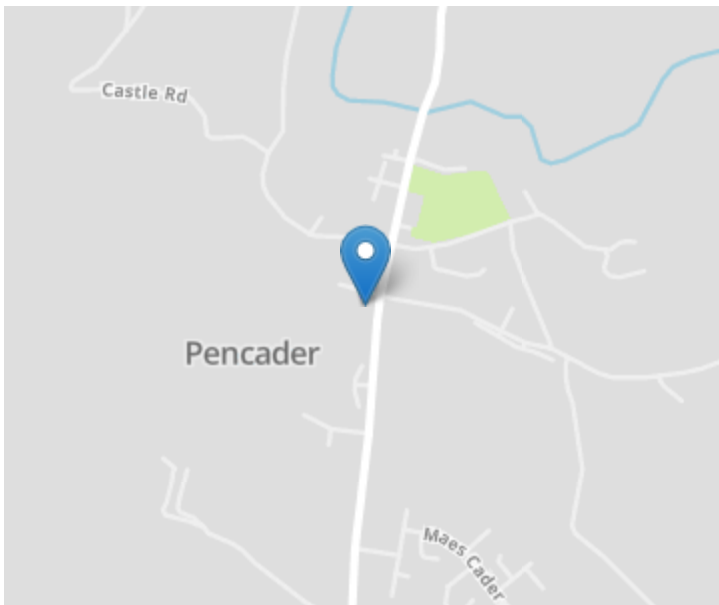
### Directions


The property is best approached by taking the A485 Carmarthen to Lampeter roadway heading North from Carmarthen. Turn left onto the B4459 after Alltwalis beside "Windy Corner Filling Station". Continue into the Village of Pencader. After passing the Convenience Store on your left hand side the property will be found further on on your right 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](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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92+) <b>A</b>                                     |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
|  | 70      | 76  |
| <b>England, Scotland &amp; Wales</b>               |         | 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](mailto:lampeter@morgananddavies.co.uk)

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



Regulated by

**RICS**