

Large Character 3 Bedroom Property With High Ceilings, Wooden Floors, Original Fireplaces. Lovely Grounds With Stream Boundary, Garage & Separate Workshop. Garden and Surrounding Grounds.



Dolcoed, Pencader, Carmarthen, Carmarthenshire. SA39 9HE.

£395,000

R/4835/NT

Character and period property on the edge of Pencader village. Retaining many features including wooden and tiled floors, high ceilings and picture rails, original fireplaces one with woodburner, Bay windows with newly installed double glazed sash windows to name but a few. Lovely grounds bounded by a stream, hidden behind some mature trees, kitchen garden and with large garage, workshop and other sheds. Situated on the edge of Pencader village which has excellent day to day facilities.



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Location

On the edge of Pencader village which offers shop, junior school and is 9 miles from the County Town of Carmarthen. Offering shops both national and traditional, market, Lyric theatre and cinema. Junior and secondary schools, leisure centre, county council offices, Dyfed Powys Police Headquarters, West Wales General Hospital. Bus and mainline train station connecting to Paddington, London. To the north is the Beautiful Ceredigion coastline well known for Dolphin spotting and superb sea views. The popular destinations of New Quay 19 miles, Aberaeron 20 miles. Mwnt and Gwbert 26 miles approx.

Hallway

Staircase, tiled floor and doors to

Living Room

3.59m x 3.74m (11' 9" x 12' 3")

Bay double glazed window to front. Open fireplace brick surround and wood mantle over. Picture rail and radiator.



Sitting Room

4.71m x 3.61/ 3.47m (15' 5" x 11' 10")

Fireplace with brick surround and wood mantle over, stone hearth and woodburner inset. Bay double glazed window to front. Wooden floor, 2 x radiators and plate display rack



Kitchen Dining Room

3.6m x 5.2m (11' 10" x 17' 1")

Range of base units with worktops over and matching wall units. Sink unit with single drainer. Plumbing for dishwasher. Newly installed Electric oven and grill (2025). 4 ring hob. 2 Double glazed windows to rear. Tiled floor. Oil fired Rayburn cooking range. Understairs / Pantry cupboard walk in with tiled floor. .





Rear Porch

Rear door and door to garage.

Landing

Staircase and doors to Airing cupboard. 1.15m x 1.72

Bathroom

2.4m x 3.26m (7' 10" x 10' 8")

Corner bath, WC, Pedestal wash hand basin, shower cubicle, radiator, localised wall tiles and opaque double glazed window to side.



Bedroom

2.4m x 2.45m (7' 10" x 8' 0")

Double glazed window to front and radiator.



Bedroom

1.9/ 3.16m x 3.64m max (10' 4" x 11' 11")

Bay double glazed window to front. Radiator. Picture Rail.



Bedroom

4.6m x 3m/ 4m (15' 1" x 9' 10")

Bay double glazed window to front. Radiator and picture Rail.

Loft Room

2.76m x 3.26m (9' 1" x 10' 8")

Velux window to side and radiator.



Garage

5.8m x 3.4m (19' 0" x 11' 2")

Double doors to front. Oil boiler which runs the hot water and central heating system.

Coal / Store Shed.

2.9m x 2.26m (9' 6" x 7' 5")

With Lean to to side.



Workshop

5.8m x 3.4m (19' 0" x 11' 2")

Double Doors, Window to side and rear.

Workshop

3.9m x 4.2m (12' 10" x 13' 9")

Window to side.

Greenhouse

4.5m x 3m (14' 9" x 9' 10")

Log Store

Externally & Grounds

Gated and pillard entrance to parking and turning area.

Front patio garden area. Grounds with mature shrubs and trees running down to a stream which runs along the boundary and under the bridge. Formerly a kitchen garden to the side area, apple tree and further lawned garden areas. Please note there is a second access to the rear part of the property from the road.





Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating.

Tenure and Possession

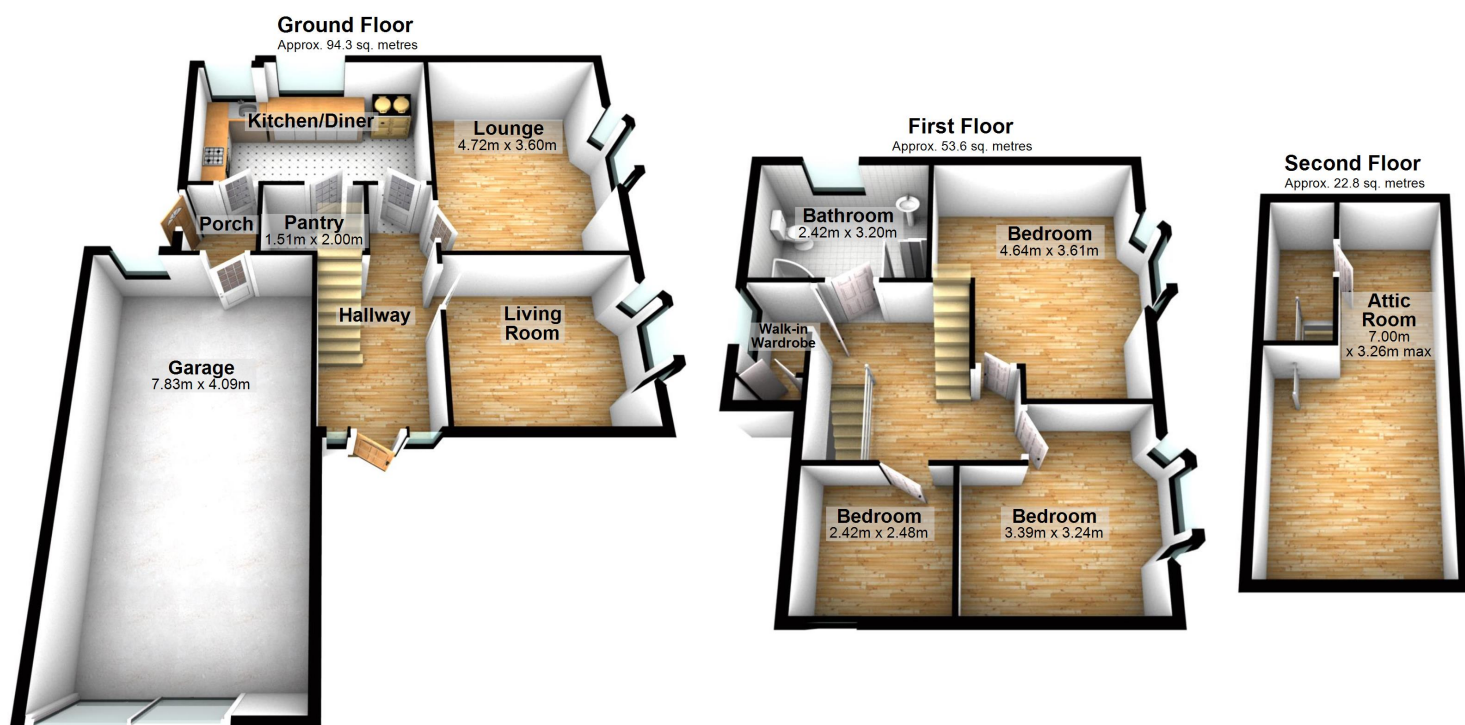
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

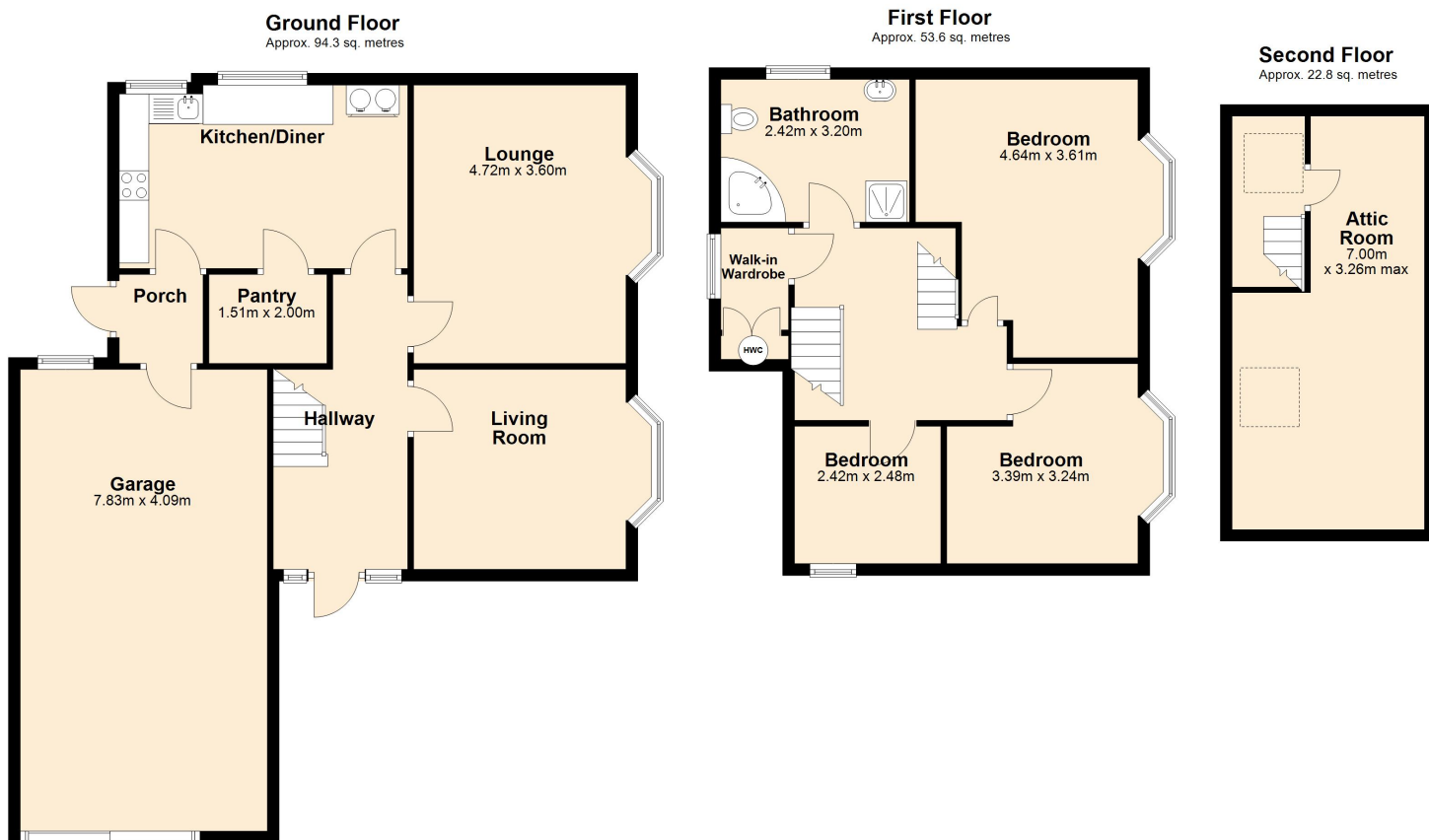
Money Laundering Regulations

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Total area: approx. 170.7 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.
Plan produced using PlanUp.



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MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

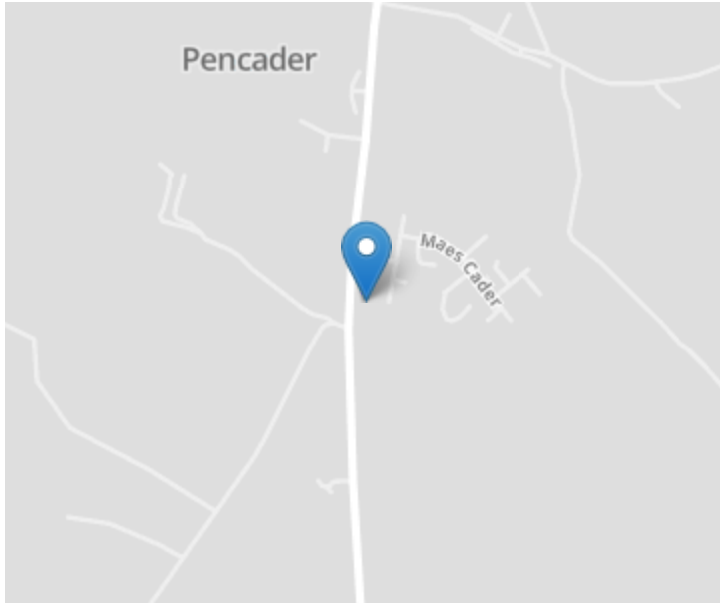
Any risk of coastal erosion? No

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 Carmarthen take the A 484 towards Peniel and Rhydargaeau. Travel through these villages and Alltwalis continue up the hill. At Windy Corner Garage turn left for Pencader on the B 4459. Continue down the hill towards Pencader enter the village go over the narrowing stone bridge and the entrance will be found immediately on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(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 :

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