

Regulated by:



Since 1989

Totally transformed. A stylish 3 bedroomed Family home. Pencader, West Wales



Y Bryn, Pencader, Carmarthenshire. SA39 9HA.

REF: R/3019/LD

£215,000

*** No onward chain *** Totally transformed - Now offering a stylish and contemporary Family home
*** Three storied 3 bedroomed accommodation - Tastefully presented with modern high end fixtures and fittings throughout *** A home to be proud of - Ready to move straight into *** Oil fired combi boiler, double glazing throughout and good Broadband speeds available

*** Low maintenance rear garden laid to level lawn *** Off street parking and space for a garage

*** Convenient and popular Village location - Located opposite the Village Convenience Store *** Easy reach of Carmarthen, M4 Motorway and the Cardigan Bay Coast

LOCATION

The property is situated within the rural Village of Pencader in Carmarthenshire. The Village boasts a Post Office, local Primary School, Places of Worship, Public House, Playing Fields and excellent public transport connectivity. The larger urban Town of Carmarthen is some 20 minutes drive away offering a wider range of local and national Retailers, Network Rail connections, access to the M4, University and Higher Education, Restaurants, Cafes, Bars, etc. The University town of Lampeter is some 20 minutes drive to the West.

GENERAL DESCRIPTION

The property has been truly transformed and refurbished in recent times to now offer a stylish and modern 3 bedroomed Family home split over three floors. Internally it enjoys high end fixtures and fittings with a Shaker style kitchen and a modern bathroom suite. It would perfectly suit a Family or for those seeking their first home.

Externally it enjoys an enclosed lawn rear garden, ample off street parking and space for a garage. The accommodation at present offers more particularly the following:-

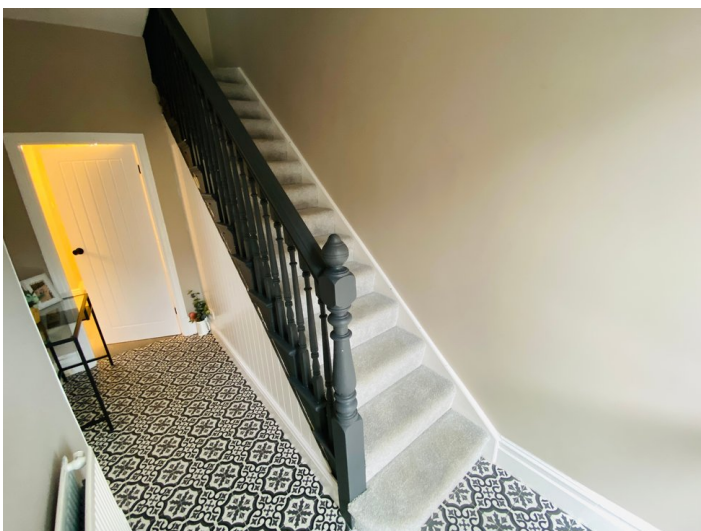
GROUND FLOOR

FRONT COVERED PORCH

Leading to

RECEPTION HALL

With staircase leading to the first floor accommodation, Mosaic tiled flooring.



LIVING ROOM

13' 6" x 9' 5" (4.11m x 2.87m) into bay. With radiator.



DINING/SITTING ROOM

18' 0" x 13' 4" (5.49m x 4.06m). With large tiled flooring, large picture window overlooking the rear garden, two radiators, useful understairs storage cupboard with archway opening onto the kitchen.



DINING/SITTING ROOM (SECOND IMAGE)



KITCHEN

11' 8" x 9' 8" (3.56m x 2.95m). A modern Shaker style fitted kitchen with a range of wall and floor units and work surfaces over, oval sink and drainer unit, 4 ring ceramic hob, electric oven, integrated dishwasher, integrated fridge and freezer, rear UPVC entrance door to the garden area.



KITCHEN (SECOND IMAGE)



FIRST FLOOR

FIRST FLOOR LANDING

Leading to

BATHROOM

A stunning and stylish suite with a paneled bath with double head shower and shower screen, vanity unit with in-built wash hand basin and enclosed w.c., chrome heated towel rail, tiled flooring.



REAR BEDROOM 1

13' 3" x 10' 7" (4.04m x 3.23m). With radiator, large picture window overlooking the rear garden, built-in cupboard.



FRONT BEDROOM 2

13' 4" x 12' 0" (4.06m x 3.66m) into bay. With radiator.



OFFICE/NURSERY

5' 6" x 6' 0" (1.68m x 1.83m).

SECOND FLOOR

BEDROOM 3

15' 3" x 13' 8" (4.65m x 4.17m). With Velux roof window.



EXTERNALLY

ATTACHED OUTHOUSES

Comprising of:-

W.C.

With low level flush w.c.

UTILITY ROOM

With Worcester oil fired combi central heating boiler, plumbing and space for automatic washing machine.

WOOD STORE

GARDEN

A pleasant and enclosed low maintenance garden being laid to lawn with pathway leading onto the parking area.



GARDEN (SECOND IMAGE)



PARKING AREA

Off street parking to the rear accessed via a service lane with potential space for a garage.

FRONT OF PROPERTY



AGENT'S COMMENTS

A stunning modern yet period property deserving early viewing.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired combi boiler, double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

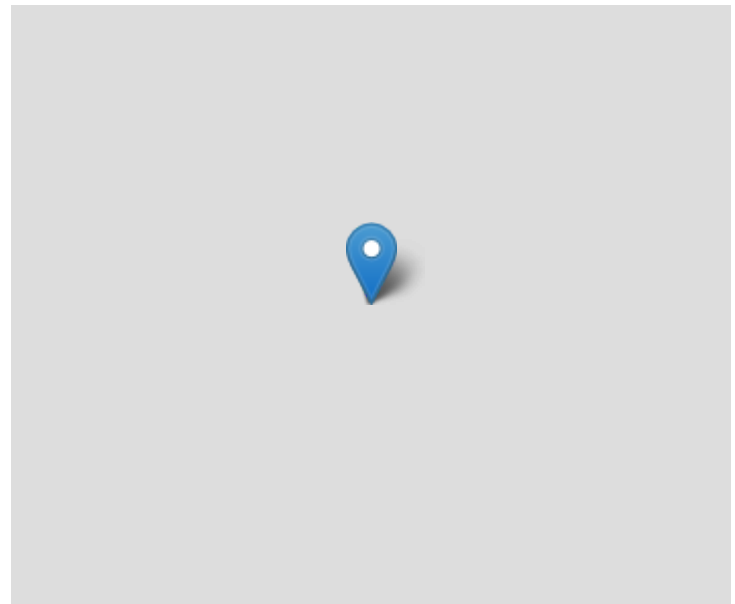
Directions

From Carmarthen the property is best approached by taking the A485 North. Continue through the Village of Rhydargaeau and Alltwalis until you reach 'Oil for Wales' Petrol Station on your right hand side. Take the next left hand exit onto the B4459 signposted Pencader. Proceed for approximately one mile until you reach the Village of Pencader. Having passed the Premier Inn Village Store and a garage on your right hand side proceed for approximately 200 yards and the property is located 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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

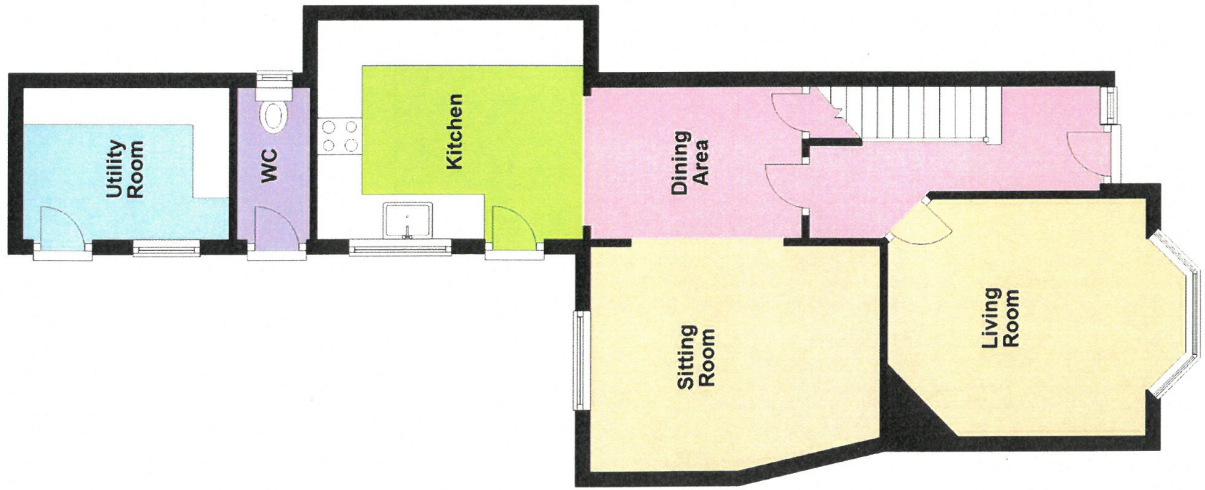
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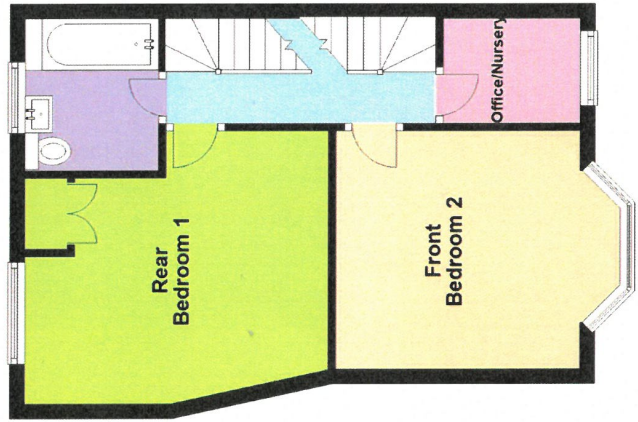
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

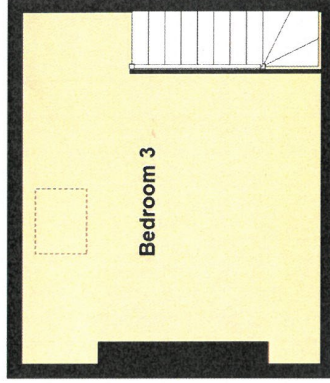
Ground Floor



First Floor



Second Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.