

A most attractive 3-4 bed detached property set in spacious gardens and grounds. Semi-rural village of Pentrecwrt, Nr Llandysul.



Maes-Yr-Afon, Pentre-Cwrt, Llandysul, Carmarthenshire. SA44 5AT.

£289,000

Ref R/4435/ID

****A most attractive 3/4 bed detached residence**Sympathetically renovated to a high standard**Retaining wealth of character features throughout**Benefits from generous garden and grounds**Located in the pretty Teifi valley village of Pentrecwrt**Being only a 5 minute drive from the town of Llandysul**Double glazing throughout and oil fired central heating****

The property provides living room, dining room/2nd reception room, kitchen/breakfast room, utility room. First floor - 3 double bedrooms, 1 single bedroom and bathroom.

The village of Pentrecwrt lies in the lower reaches of the Teifi valley adjacent to the A486 Carmarthen road. Some 3 miles from the popular town of Llandysul with its comprehensive range of shopping and schooling facilities and is some 13 miles from the County town of Carmarthen and the link road to the M4 motorway and national rail network. The property is only half an hours drive from the Cardigan Bay coastline with its several popular sandy beaches.



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

GROUND FLOOR

Living Room

18' 2" x 13' 8" (5.54m x 4.17m) a lovely spacious room entered via half glazed upvc door, exposed stone fireplace with slate hearth (open ready for log burner etc), alcoves to both sides with wall lights, engineered oak flooring, double glazed window to front, TV point, central heating radiator. Stairs rising to first floor, understairs storage cupboard.



Dining Room/2nd Reception Room





13' 8" x 9' 5" (4.17m x 2.87m) a cosy room currently utilised as a second reception with open fireplace with exposed stone surround, oak mantle above, raised stone hearth, large double glazed window to front, central heating radiator. Door into -

Kitchen/Breakfast Room

13' 1" x 11' 6" (3.99m x 3.51m) a shaker style kitchen with fitted base and wall cupboard units with Formica working surfaces above, inset stainless steel 1½ drainer sink with modern pull out tap above, Belling electric range oven with 7 ring gas hob (available subject to further negotiation), stainless steel extractor hood, red and black quarry tiled floor, central heating radiator, hardwood exterior door leading to car port.



Utility Room

16' 2" x 8' 3" (4.93m x 2.51m) with fitted base cupboard with stainless steel circular drainer sink, formica working surface above, plumbing for automatic washing machine and outlet for tumble dryer, Worcester oil fired combi boiler. Half glazed door to rear, double glazed door to window.

FIRST FLOOR

Split Landing

With access hatch to loft, double glazed window to rear,

central heating radiator.

Rear Bedroom 1

11' 8" x 8' 3" (3.56m x 2.51m) frosted window to side, central heating radiator.



Bathroom

11' 6" x 8' 3" (3.51m x 2.51m) modern 3 piece suite comprising of a 'P' shaped panelled bath with main shower above, dual flush w.c. pedestal wash hand basin with illuminous mirror above, stainless steel heated towel rail, frosted window to side, velux window to ceiling, tiled flooring, half tiled walls, under eaves storage.



Front Principal Bedroom 2

13' 8" x 10' 8" (4.17m x 3.25m) with dual aspect window to front and side overlooking open countryside, central heating radiator.





Front Single Bedroom 3 /Office

7' 3" x 5' 7" (2.21m x 1.70m) with double glazed window to front, central heating radiator.



Front Double Bedroom 4

13' 8" x 9' 5" (4.17m x 2.87m) with double glazed window to front, central heating radiator.



EXTERNALLY

To the Front



A pull in and side driveway with ample private parking for 4 cars and side driveway leading to car port with access path to both sides leading to -

Rear Garden





recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage.

Council Tax Band E (Carmarthenshire County Council).
Fibre optic broadband.



A generous rear garden mostly laid to lawn with pathways leading to -

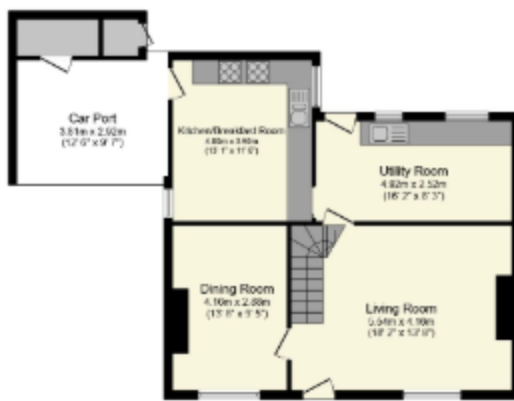
Open Fronted Garden Room

Enjoying views over open countryside to the front.



MONEY LAUNDERING

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



Ground Floor

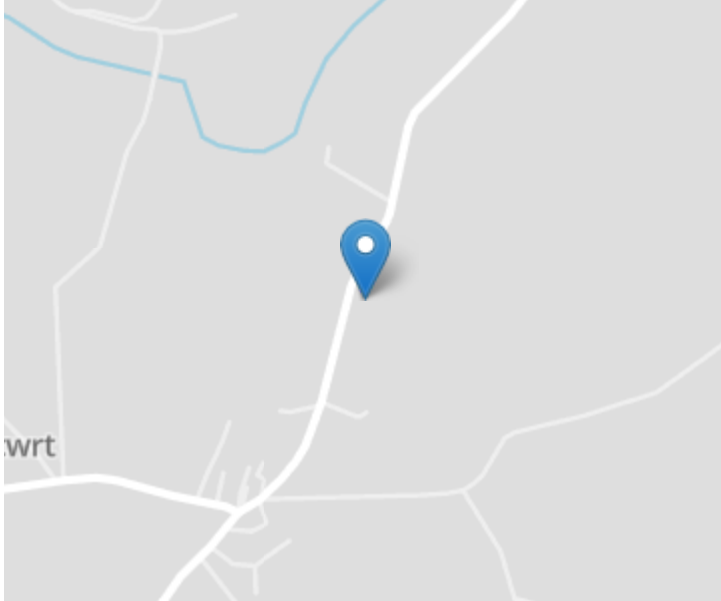


First Floor



Outbuilding

Total floor area 141.1 m² (1,519 sq.ft.) approx



Directions

Travelling on the main A486 road from Llandysul South West towards Carmarthen. When you get to the village of Pentrecwrt the property will be one of the first properties on your left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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	

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



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