

*An executive Family proportioned property. Centre of Pencader, West Wales*



**Yr Aelwyd 5 Bro Anedd, Pencader, Carmarthenshire. SA39 9ET.**

**£329,995**

**REF: R/3086/LD**

\*\*\* No onward chain \*\*\* Stylish executive Family proportioned property \*\*\* 4 bedroomed, 3 bathroomed accommodation  
\*\*\* Detached corner plot in a popular Village location \*\*\* High quality Oak/Granite kitchen with 3 stylish bathrooms suites  
\*\*\* Comfortable and well laid out accommodation \*\*\* Fully glazed conservatory overlooking the garden \*\*\* Integral garage

\*\*\* Extensive tarmacadamed gated driveway with ample parking and turning space \*\*\* Enclosed lawned garden with large patio to the side

\*\*\* On a regular Bus Route and short walking distance to all Village amenities \*\*\* 11 miles from Carmarthen, a short drive to Llandysul and Lampeter and only a 20 minute drive to the Cardigan Bay Coastline \*\*\* Home working with good Broadband speeds \*\*\* Must view today



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## LOCATION

Pencader is located in North Carmarthenshire close to the Teifi Valley and 12 miles North from Carmarthen, being a strategic West Wales Town. The Cardigan Bay Coastline likewise lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog, New Quay and the Town of Cardigan all within a 20 minute drive. The University Town of Lampeter and the Town of Llandysul are nearby.

## GENERAL DESCRIPTION

Yr Aelwyd offers a comfortable well presented detached Village residence offering high quality kitchen and bathroom suites and is an ideal Family home. It is situated in a desirable corner plot within the centre of the Village and is within easy level walking distance to all Village amenities and is on a regular Bus Route.

On the ground floor it offers a Family sized living room, kitchen/diner and the welcome addition of a conservatory. On the first floor are 4 bedrooms and 3 bathrooms. It also enjoys an integral garage and an extensive tarmacadamed driveway, all of which an essential element to a perfect Family home.

Currently the property offers more particularly the following:-

## RECEPTION HALL

Having access via a UPVC front entrance door with side glazed panels, oak flooring, staircase to the first floor accommodation.

## CLOAKROOM

Located under the stairs with a low level flush w.c., stylish free standing wash hand basin, radiator.

## LIVING ROOM

18' 0" x 12' 9" (5.49m x 3.89m). With an open fireplace with a stunning oak beam surround and a slate hearth, radiator, oak flooring, T.V. point.



## KITCHEN/DINER

26' 9" x 11' 8" (8.15m x 3.56m). A farmhouse style oak fitted kitchen with a range of wall and floor units with Granite work surfaces over, Belfast sink with mixer tap, Range Master electric/gas oven and stove, plumbing and space for dishwasher, space for an American fridge/freezer, slate flooring, radiator.



## CONSERVATORY

11' 3" x 9' 6" (3.43m x 2.90m). With slate flooring, fully glazed with views over the rear garden.



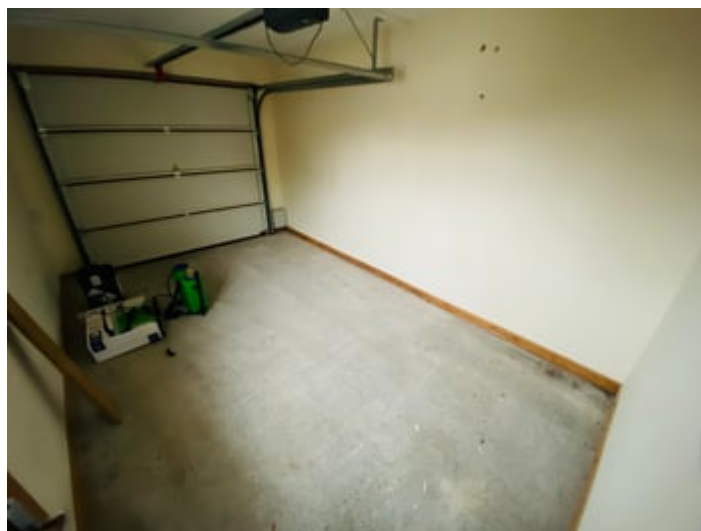
## UTILITY ROOM

9' 8" x 6' 8" (2.95m x 2.03m). With oak fitted cupboards with stainless steel sink and drainer unit housing the Worcester oil fired central heating boiler, UPVC half glazed rear entrance door to the garden, slate flooring.



## INTEGRAL GARAGE

15' 6" x 9' 6" (4.72m x 2.90m). With electric up and over door.



## FIRST FLOOR

### LANDING

With a large stained glass window bringing ample light into the staircase and onto the landing, airing cupboard with radiator and shelving, further linen cupboard.



### BEDROOM 2

17' 3" x 9' 8" (5.26m x 2.95m). With radiator.



### EN-SUITE TO BEDROOM 2

9' 7" x 5' 3" (2.92m x 1.60m). A stylish 3 piece suite with corner shower cubicle, low level flush w.c., stylish wash hand basin, chrome heated towel rail, Velux roof window.



### BEDROOM 4

11' 5" x 8' 8" (3.48m x 2.64m). With radiator.



## BATHROOM

11' 4" x 6' 6" (3.45m x 1.98m). A modern well appointed 4 piece suite with a corner shower cubicle, panelled bath, low level flush w.c., pedestal wash hand basin, aqua splash boarding, tiled flooring, chrome heated towel rail, extractor fan.



## BEDROOM 3

12' 9" x 10' 6" (3.89m x 3.20m). With radiator, built-in cupboard.



## PRINCIPAL BEDROOM 1

12' 7" x 12' 9" (3.84m x 3.89m). With built-in wardrobes, radiator.



## EN-SUITE TO BEDROOM 1

A stylish suite with a corner shower cubicle, low level flush w.c., timber built vanity unit with wash hand basin, slate flooring, heated towel rail.



## EXTERNALLY

### GARDEN

The property enjoys a corner plot with a good sized rear garden laid to lawn and being fully enclosed and private. To the side of the property also lies a large patio area.



### GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m)

### PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space, concrete paths leading to either side of the property giving easy access to the rear.



### AGENT'S COMMENTS

A stunning Family home in a popular and convenient location.

### 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 property - 'F'.

### Services

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

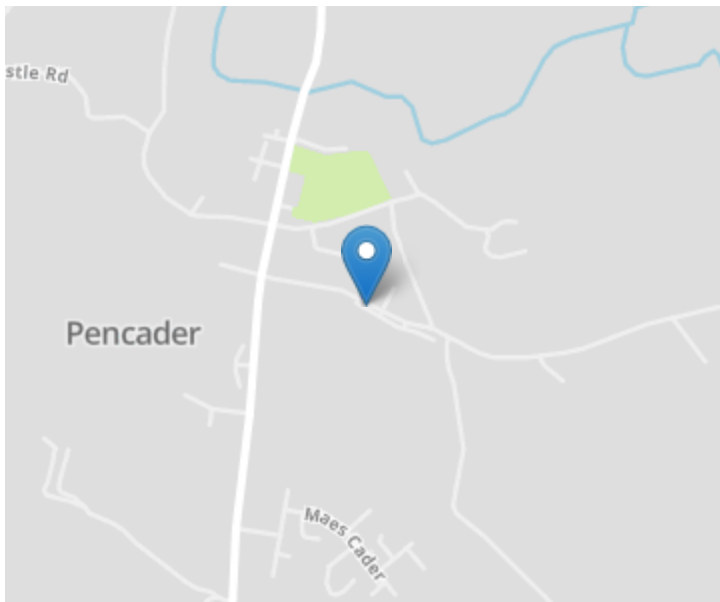
### Directions


From Lampeter the property is best approached by taking the A485 South through Llanybydder and proceed to the Village of Gwyddgrug. Once reaching Gwyddgrug proceed over the bridge and turn right for Pencader. Proceed towards Pencader and the property will be location on your your right hand side on entering the Village, 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	75	
(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>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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