

*An attractive detached 3 bedroomed bungalow with conservatory and fantastic Teifi Valley views.
Pencarreg, near Llanybydder, West Wales*



Penfro, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QQ.

£289,950

REF: R/5178/LD

*** An attractive and well maintained modern detached bungalow *** A fantastic position with views over the Teifi Valley *** 3 bedrooms being ideal for Family or Guest accommodation *** Spacious living accommodation with a large conservatory enjoying a pleasant countryside outlook *** Double glazing and oil fired central heating

*** Tarmacadamed driveway providing ample off road parking *** Detached garage with useful storage/workshop potential *** Large sloping rear garden *** Patio area ideal for outdoor seating and entertaining

*** Popular rural Village location *** Convenient to the Market Town of Llanybydder or the University Town of Lampeter *** Quiet and semi rural location *** A must view *** Suitable for Family living or retirement purposes



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LOCATION

Pencarreg is a small rural Hamlet just over 1 mile from the famous Horse Fair Centre of Llanybydder and 3.5 miles from the University Town of Lampeter, to the North. The County Town and Administrative Centre of Carmarthen is within a 20 minute drive and approximately 18 miles to the South.

GENERAL DESCRIPTION

An attractive and well presented modern detached bungalow enjoying a fine location within the popular rural Hamlet of Pencarreg, near Llanybydder. The property enjoys a pleasant outlook over the surrounding Teifi Valley countryside.

The property offers well balanced and comfortable accommodation comprising of 3 double bedrooms together with a spacious living area and a generous conservatory that provides additional reception space.

Externally the property benefits from a tarmacadamed driveway providing ample off road parking leading to a detached garage with useful storage potential. To the rear is a large sloping garden along with a patio area offering space for gardening, outdoor seating and general enjoyment of the setting.

Overall a comfortable and appealing home in a desirable location. Well situated to a range of Buyers including Families, downsizers or for those seeking a manageable property in a pleasant rural environment.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Of UPVC construction, quarry tiled flooring.



RECEPTION HALL

With laminate flooring, radiator, spot lighting.

LIVING ROOM

13' 9" x 16' 6" (4.19m x 5.03m). With radiator, patio doors with fitted shutters opening onto the Conservatory.



CONSERVATORY

14' 0" x 12' 0" (4.27m x 3.66m). Of UPVC construction under a glazed roof, tiled flooring, radiator, patio doors opening onto the front driveway, fitted blinds.



DINING ROOM

9' 9" x 9' 8" (2.97m x 2.95m). With radiator, views over the rear garden.



KITCHEN

10' 1" x 10' 2" (3.07m x 3.10m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric cooker point and space, plumbing and space for dishwasher and washing machine, rear UPVC entrance door, tiled flooring.



INNER HALLWAY

With linen cupboard, access to the loft space.

BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, further linen cupboard.



REAR BEDROOM 1

13' 6" x 10' 11" (4.11m x 3.33m). With radiator, views over the rear garden, laminate flooring.



FRONT BEDROOM 2

13' 2" x 10' 2" (4.01m x 3.10m). With radiator, views to the front overlooking the Teifi Valley.



FRONT BEDROOM 3

10' 3" x 9' 9" (3.12m x 2.97m). With radiator, views to the front overlooking the Teifi Valley.

EXTERNALLY

GARAGE

19' 3" x 9' 6" (5.87m x 2.90m). With an up and over door, side service door, fitted work bench, electricity connected.



REAR GARDEN

To the rear of the property lies a sloping lawned garden area that provides a fantastic elevated view point over the surrounding Teifi Valley. The garden itself is currently a blank canvas but could be terraced to offer fantastic outdoor space.



GARDEN (SECOND IMAGE)**PATIO AREA**

Offering space for gardening, outdoor seating and general enjoyment of the setting.

**PARKING AND DRIVEWAY**

To the front of the property lies a tarmacadamed driveway providing ample off road parking and turning space.

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

A highly attractive and sought after detached bungalow in a fine rural location.

TENURE AND POSSESSION

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

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.

H.M. LAND REGISTRY

TITLE NUMBER

WA470091



ORDNANCE SURVEY
PLAN REFERENCE

SN 5345

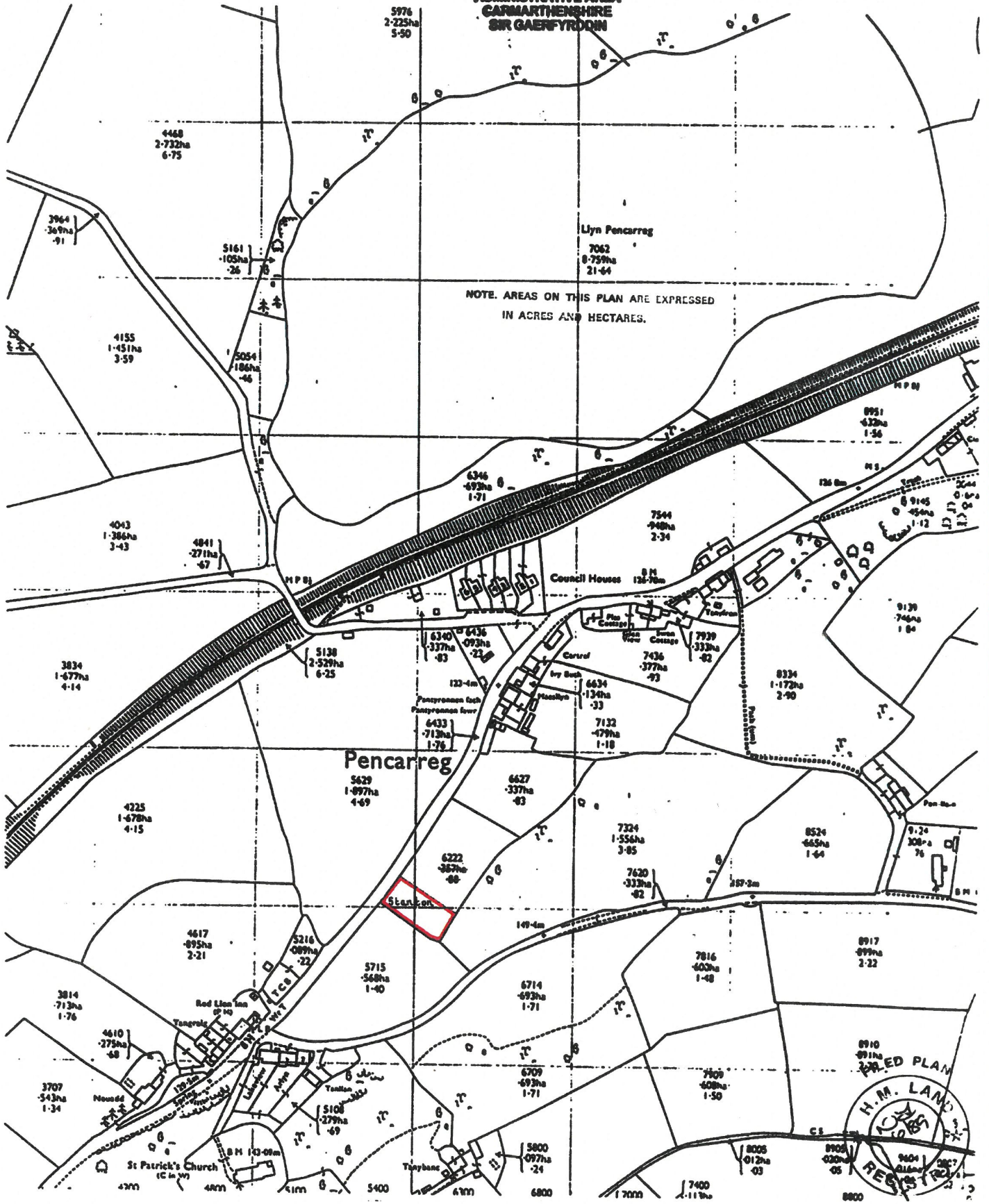
Scale
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COUNTY DYED

DISTRICT CARMARTHEN

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ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GAERFYRODIN



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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

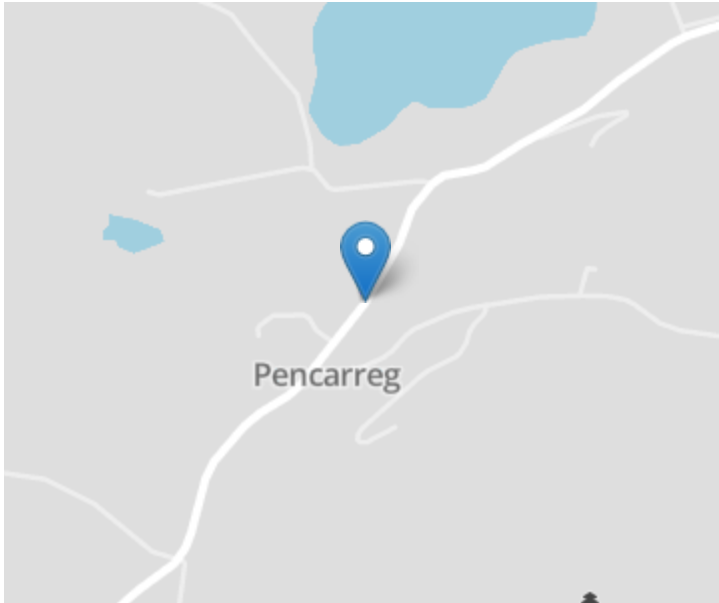
Is the property listed? No

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 Lampeter take the A485 road for Cwmann. Turn right by the former Cwmann Tavern Public House for Llanybydder and Carmarthen. Once reaching the Hamlet of Pencarreg proceed around the large bend. Continue for approximately 200 yards. The property will be found on your left 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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 :

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