

*Refurbished 4 bed roomed, 2 bathroomed riverside cottage with workshop and garden. Pencader,
Carmarthenshire, West Wales*



Maesyfelin, Pencader, Carmarthenshire. SA39 9AA.

£145,000

REF: R/4404/LD

*** Deceptive and nicely positioned *** Refurbished 4 bed roomed, 2 bathroomed riverside cottage ***
Convenient location – Walking distance to Village amenities *** Upgraded electrics *** New kitchen and
bathroom *** Oil fired central heating (not tested) and UPVC double glazing *** Newly decorated
throughout *** New flooring to the ground floor upon completion

*** Garage/workshop *** Gravelled garden/parking area to the front *** Useful yard area to the rear

*** Only 9 miles from the popular Town of Carmarthen and the M4 Motorway *** Attractive riverside
setting *** Viewings highly recommended – Contact us today



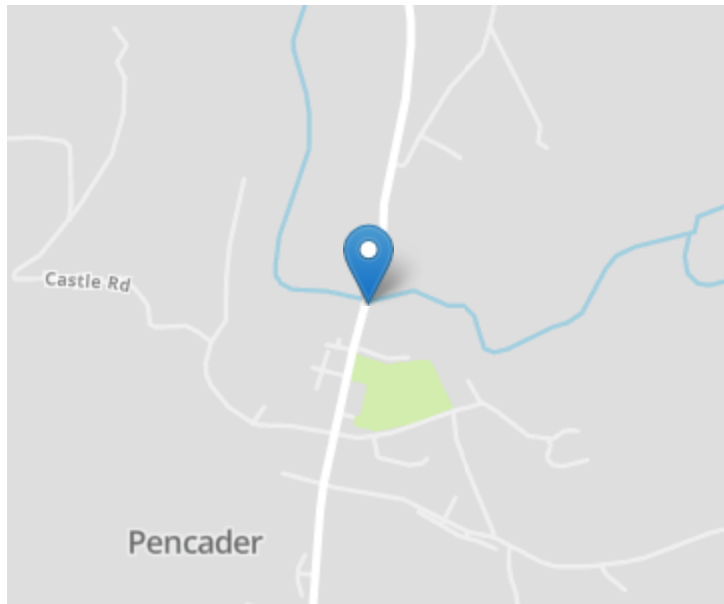
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LOCATION

The property is located within the popular rural Village of Pencader close to Local Shops, School and other amenities, along with having good access to the larger County Town and Administrative Centre of Carmarthen and the M4 Motorway.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With staircase to the first floor accommodation with understairs storage cupboard.

SHOWER ROOM

With low level flush w.c., wash hand basin, walk-in shower facility.

LIVING ROOM

16'9" x 9'4", with radiator.



DINING ROOM

17'8" x 8'2", with radiator.



KITCHEN

17'1" x 7'1", a brand new fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, appliances to be fitted upon completion, UPVC rear entrance door.



FIRST FLOOR

LANDING AREA

With radiator.

BEDROOM 1

16'8" x 9'7", with radiator



BEDROOM 4

10' x 4'4", with radiator.



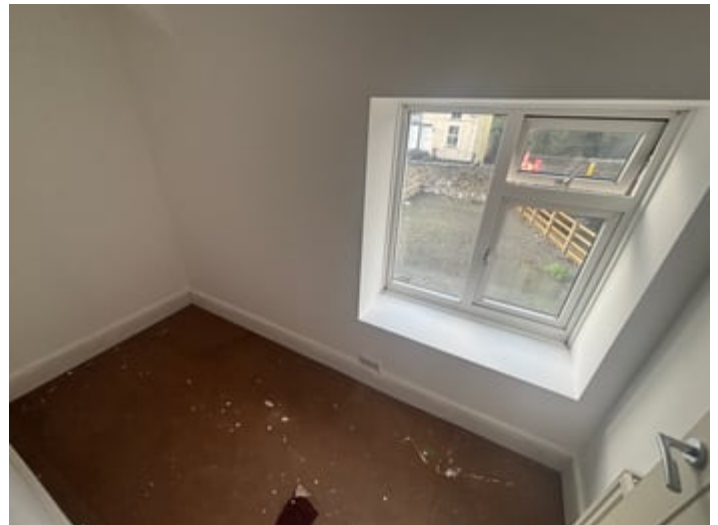
BEDROOM 2

11'7" x 7'9", with radiator.



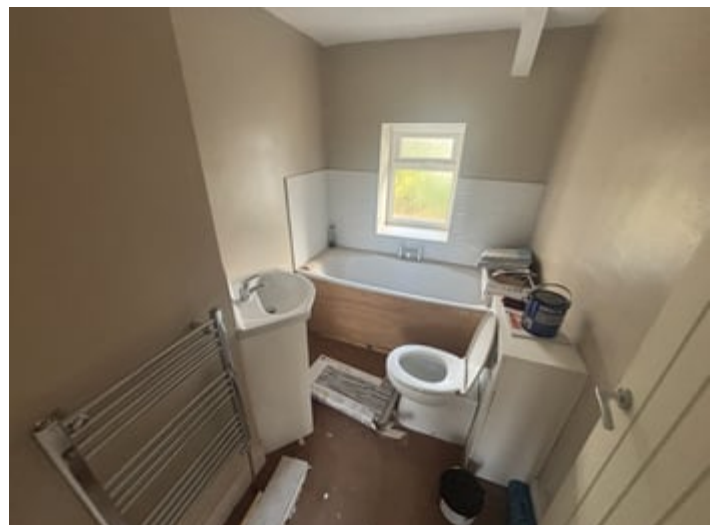
BEDROOM 3

13'7" x 8'3", with radiator.



BATHROOM

A modern 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, heated towel rail.



EXTERNALLY

GARAGE/WORKSHOP



GARDEN/PARKING

To the front of the property lies a hard standing gravelled area with ample parking or could be re-utilised to offer a garden space. It enjoys a riverside setting.

YARD AREA

A gravelled yard area is located to the rear of the property.

DECKING AREA



FRONT PARKING



REAR OF PROPERTY



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 for the property - 'D'.

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.


Directions

The property is best approached on the A485 Carmarthen to Lampeter roadway heading North from Carmarthen. Turn left onto the B4459 after Alltwalis, beside the 'Windy Corner' Filling Station. Continue to the village of Pencader. As you enter the village, follow the road down the hill. Pass the entrance to the school on the right hand side and before reaching the bridge at the bottom of the valley 100ft further down, the property is located as part of the Terrace of houses on the right hand side.

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		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	25	
<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 beautiful property, contact us:

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