

*Pleasantly positioned 3 bedroomed dormer bungalow set in a popular residential cul-de-sac. Near
Pencader, West Wales*



10 Green Meadow, New Inn, Pencader, Carmarthenshire. SA39 9BA.

£273,000

REF: R/3267/LD

*** Pleasantly positioned modern dormer bungalow *** 3 bedroomed, 2 bathroomed Family sized accommodation ***
Delightful and popular cul-de-sac location *** Oil fired central heating, UPVC double glazing and Broadband available

*** Integral garage with block paver driveway with ample parking *** Mature grounds to the front and rear - Being private
and not overlooked *** Paved patio area with mature range of shrubbery and flower beds

*** Convenient location - 10 miles from Carmarthen *** Early viewing highly recommended



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CLOAKROOM



With low level flush w.c., wash hand basin.

LOCATION

Located within the popular rural Hamlet of New Inn, 1.5 miles from Pencader, just off the A485 Lampeter to Carmarthen roadway, 10 miles North from the County Town of Carmarthen, 12 miles South from the University Town of Lampeter.

GENERAL DESCRIPTION

A modern detached 3 bedroomed dormer bungalow offering comfortable Family sized accommodation. The property enjoys the benefit of oil fired central heating and UPVC double glazing. it enjoys a comfortable plot with a private rear garden, being mature, with a good range of mature shrubs and trees.

The property has a convenient location just off the Lampeter to Carmarthen roadway and being only 10 miles from the latter. Viewings are highly recommended and currently the property consists of the following.

ENTRANCE HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator.

SITTING ROOM/POSSIBLE BEDROOM 4

14' 0" x 10' 0" (4.27m x 3.05m). With window to the front, radiator.

LIVING ROOM



13' 0" x 13' 0" (3.96m x 3.96m). With ornamental fireplace, window to the rear, radiator.

KITCHEN/DINER

21' 0" x 13' 0" (6.40m x 3.96m). A modern 'L' shaped kitchen with a range of wall and floor units, 1 1/2 sink and drainer unit, electric hob and extractor hood over, double doors through to the Conservatory, radiator.

KITCHEN/DINER (SECOND IMAGE)**CONSERVATORY**

Of UPVC construction enjoying fantastic views over the garden.

CONSERVATORY (SECOND IMAGE)**INTEGRAL GARAGE**

16' 5" x 9' 0" (5.00m x 2.74m). With up and over door.

FIRST FLOOR**LANDING**

With built-in cupboards, door to the Master Bedroom.

MASTER BEDROOM

19' 0" x 15' 0" (5.79m x 4.57m). With dormer window to the front, built-in wardrobes.

EN-SUITE SHOWER ROOM



With double shower, wash hand basin, low level flush w.c.

BEDROOM 2



15' 0" x 10' 0" (4.57m x 3.05m). With radiator.

BEDROOM 3



11' 0" x 19' 0" (3.35m x 5.79m). With radiator.

FAMILY BATHROOM



Having a 3 piece suite comprising of a panelled bath, low level flush w.c., wash hand basin, access to the loft space, radiator.

EXTERNALLY

GARDEN



To the front and rear of the property lies a mature garden area, being laid to lawn with a good range of mature shrubs and trees providing great privacy, whilst also having a small terrace/BBQ area along with a patio.

GARDEN (SECOND IMAGE)**FRONT GARDEN****GARDEN SHED****ORNAMENTAL FISH POND****PARKING AND DRIVEWAY**

Block paver private parking to the front of the property.

REAR OF PROPERTY**AGENT'S COMMENTS**

Delightfully positioned bungalow close to Carmarthen.

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 property - 'D'.

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, Broadband available.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (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 |  |



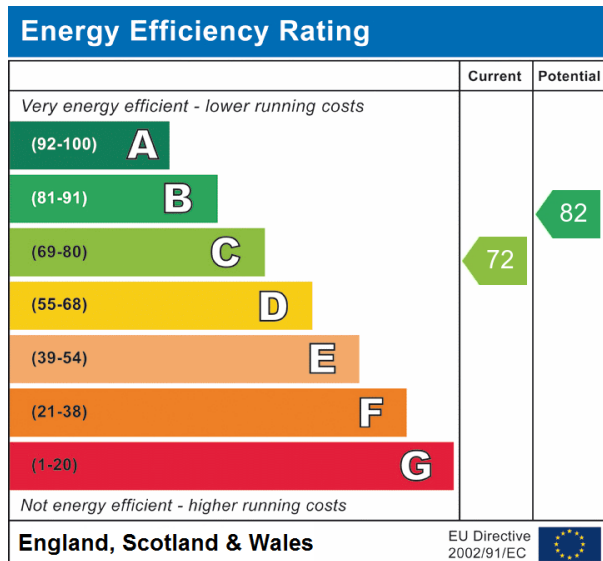
Directions

From Lampeter take the A485 South towards Carmarthen. Proceed to Llanybydder and onto New Inn. Once reaching New Inn, passing J. Davies & Son Tractor Dealers on the right hand side, take the next right hand turning at the crossroads. Continue along this lane for approximately 150 yards, turning left into Green Meadow. The property will be found thereafter on your left 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

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