

***A New Build - An executive style 4 bedoomed, 2 bathroomed Family proportioned property.  
Pencader, West Wales***



**6 Bro Annedd, Pencader, Carmarthenshire. SA39 9ET.**

**£349,000**

**REF: R/4436/LD**

\*\*\* No onward chain \*\*\* A new build - Executive Family property property \*\*\* 4 bedoomed, 2 bathroomed accommodation \*\*\* High end stylish fitted kitchen and bathroom suites \*\*\* Modern and tastefully presented throughout \*\*\* 2 large reception Family rooms \*\*\* Oil fired central heating and UPVC double glazing \*\*\* Home working with good Broadband speeds

\*\*\* Centre of Village location on a select residential development \*\*\* Ample parking to the front of the property \*\*\* Rear garden - A blank canvas - Cleared and ready to be landscaped \*\*\* Great potential as a Family home

\*\*\* Convenient to the Cardigan Bay Coast and the County Town of Carmarthen \*\*\* On a regular bus route \*\*\* Only a short walk 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 Coast \*\*\* A must view - Contact us today



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## LOCATION



Pencader is located in North Carmarthenshire close to the Teifi Valley and 12 miles North from the County Town and Administrative Centre of 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 and New Quay and the Town of Cardigan all being within a 20 minute drive. The University Town of Lampeter and the Town of Llandysul are also within close proximity.

## GENERAL DESCRIPTION

A recently completed high end Family home. The property offers stylish and tastefully presented accommodation with 4 bedrooms and 2 bathrooms. The ground floor has 2 large reception rooms and an open plan kitchen/diner. The kitchen has been completed and is modern and stylish. The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

Externally the site has been cleared in readiness for landscaping therefore offering the Prospective Purchaser an opportunity to create their own garden and outdoor space.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Having access via a UPVC front entrance door, radiator, laminate flooring, staircase to the first floor accommodation.



## SITTING ROOM/POSSIBLE GROUND FLOOR BEDROOM

18' 6" x 11' 0" (5.64m x 3.35m). With radiator, laminate flooring.



## LIVING ROOM

16' 3" x 12' 1" (4.95m x 3.68m). With radiator, laminate flooring, large understairs storage cupboard.



LIVING ROOM (SECOND IMAGE)



## KITCHEN/DINER

20' 3" x 9' 8" (6.17m x 2.95m). A stylish Graphite Grey Shaker style fitted kitchen with a range of wall and floor units with breakfast bar, 1 1/2 sink and drainer unit, eye level oven and microwave, 4 ring hob with extractor hood over, integrated dishwasher, fridge and freezer, spot lighting, patio doors to the rear garden area.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## UTILITY ROOM

6' 8" x 6' 7" (2.03m x 2.01m). With fitted units, plumbing and space for washing machine and tumble dryer, Grant oil fired central heating boiler.



## W.C.

With low level flush w.c., vanity unit with wash hand basin, tiled flooring, spot lighting.



## FIRST FLOOR

### GALLERIED LANDING

With a glazed balustrade, radiator, large linen cupboard.



## BEDROOM 1

18' 3" x 11' 0" (5.56m x 3.35m). With two radiators, large walk-in wardrobe.



## BEDROOM 1 (SECOND IMAGE)



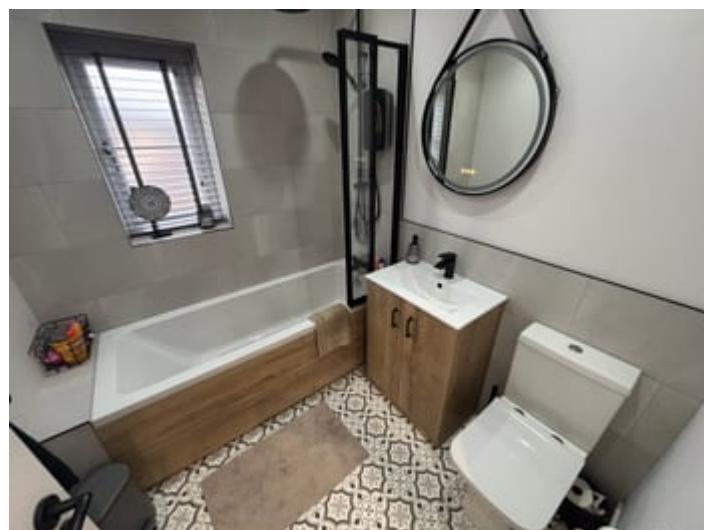
## EN-SUITE TO BEDROOM 1

A stylish 3 piece suite with a Matt Black corner shower cubicle, low level flush w.c., vanity unit with wash hand basin and waterfall tap, extractor fan, heated towel rail.



## FAMILY BATHROOM

Having a stylish 3 piece suite comprising of panelled bath with double headed shower over with a Matt Black waterfall tap, double door vanity unit with wash hand basin and waterfall tap, large upright radiator, spot lighting, wall hanging mirror with lighting.



## BATHROOM (SECOND IMAGE)

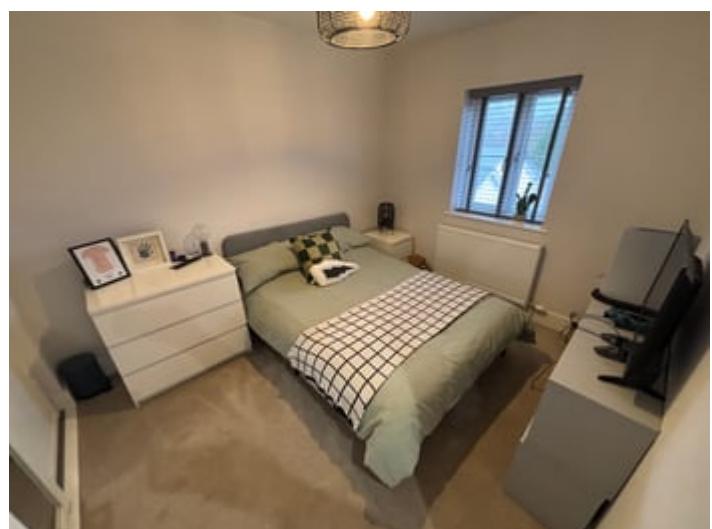


## REAR BEDROOM 2

10' 7" x 8' 8" (3.23m x 2.64m). With radiator, wall to wall built-in wardrobes.

## FRONT BEDROOM 3

11' 1" x 8' 7" (3.38m x 2.62m). With radiator, access to the loft space, wall to wall built-in wardrobes.



## FRONT BEDROOM 4

7' 5" x 6' 2" (2.26m x 1.88m). With radiator.



## EXTERNALLY

### GARDEN

The site has been cleared and levelled and is ready for landscaping and will provide Prospective Purchasers with an opportunity to create their very own private outside garden space. The property has access from either side and also via the patio and rear door.



### PARKING AND DRIVEWAY



## REAR OF PROPERTY



## VILLAGE OF PENCADER



## AERIAL VIEW



## AGENT'S COMMENTS

A high end property being newly completed and offering the perfect Family home.

## 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 - To be confirmed.

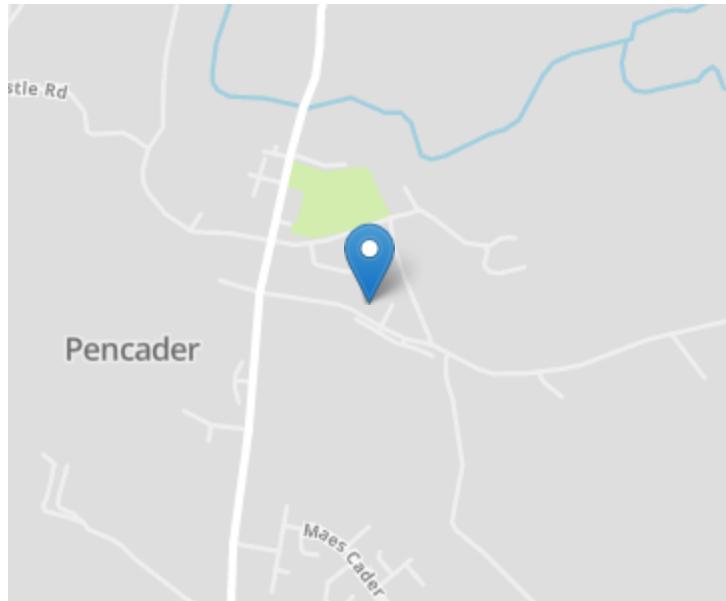
## **MONEY LAUNDERING REGULATIONS**

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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

<b>Council Tax:</b>	Has the property been flooded in last 5 years? No
N/A	
<b>Parking Types:</b> Driveway.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> Oil.	Any flood defences at the property? No
<b>Electricity Supply:</b> Mains Supply.	Any risk of coastal erosion? No
<b>Water Supply:</b> Mains Supply.	<b>Is the property listed?</b> No
<b>Sewerage:</b> Mains Supply.	Are there any restrictions associated with the property? No
<b>Broadband Connection Types:</b> None.	
<b>Accessibility Types:</b> None.	Any easements, servitudes, or wayleaves? No
	<b>The existence of any public or private right of way?</b> No



## Directions

From Lampeter the property is best approached by taking the A485 road South through Llanybydder. Proceed to the Village of Gwyddgrug. Once reaching Gwyddgrug proceed over the bridge and turn right for Pencader. Proceed towards Pencader and the entrance to Bro Annedd Development will be on your right hand side. Continue into the Development and the property will be the first 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](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'.

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

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

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