

*A traditional and imposing 3 bedroomed edge of Village residence with potential for an annexe, garage, Dutch barn and a large garden. Pencader, West Wales*



**Green Vale, Pencader, Carmarthenshire. SA39 9BS.**

**£345,000 Offers in Region of**

**REF: R/4449/LD - OFFERS IN THE REGION OF -**

\*\*\* No Onward Chain \*\*\* A traditional and imposing edge of Village residence \*\*\* Currently 3 bedroomed, 2 loft rooms (overflow accommodation) and 2 bathroomed accommodation with potential for an annexe \*\*\* Of stone and slate construction and benefiting from external wall insulation \*\*\* Oil fired central heating and timber double glazing \*\*\* Formerly two cottages - Now offering a substantial Family home with impressive living areas \*\*\* Original character and charm - Dating back to 1884

\*\*\* Formal garden to the front with Pig Sty and wood store \*\*\* A generous off lying garden with fruit orchard \*\*\* Garage and Dutch barn \*\*\* Bordering a small stream

\*\*\* The perfect Family home in a convenient edge of Village location \*\*\* Walking distance to all amenities within Pencader \*\*\* Convenient to the larger Towns of Carmarthen, Lampeter and Llandysul \*\*\* Walking distance to the nearby Bus Stop \*\*\* A potential home with an income or an extended Family home \*\*\* Must be viewed to be fully appreciated - Contact us



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

The property is located within the Village Community of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles North from the County and Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter. The property is positioned on the edge of Pencader and within a short walking distance to all Village amenities.

## GENERAL DESCRIPTION



Green Vale is an imposing and traditional edge of Village residence currently offering 3 bedroomed accommodation but with potential for a side annexe and overflow accommodation and the possibility to create further bedroom accommodation. It is of traditional stone construction and benefiting from external wall insulation.

The off lying garden offers generous outdoor space with an orchard and lawned areas bordering a small stream and with the added benefit of off street parking, garage and Dutch barn.

## GENERAL DESCRIPTION (SECOND IMAGE)



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## DINING ROOM

16' 4" x 14' 9" (4.98m x 4.50m). With a front entrance door, staircase to the first floor accommodation with understairs storage cupboard, original quarry tiled flooring, feature pine fireplace with electric fire.





## SITTING ROOM/OFFICE

15' 1" x 10' 2" (4.60m x 3.10m). With an open fireplace, radiator, fitted desk and book shelves.



## KITCHEN

15' 0" x 11' 8" (4.57m x 3.56m). A fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, double oven, 4 ring hob, Eurostar oil fired central heating boiler, side entrance door.



## LIVING ROOM

22' 2" x 13' 1" (6.76m x 3.99m). An impressive open vaulted living area with double aspect windows, side entrance door, original flag stone flooring, large cast iron multi fuel stove on a slate hearth.



## LIVING ROOM (SECOND IMAGE)



## MEZZANINE OVER

With staircase from the Living Room.

## UTILITY ROOM

14' 7" x 9' 2" (4.45m x 2.79m). With side entrance door, original quarry tiled flooring, beamed ceiling.

## STORE ROOM

9' 8" x 8' 7" (2.95m x 2.62m). With separate entrance door, steep staircase to the loft over, beamed ceiling.

## W.C.

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

## LOFT ROOMS (OVERFLOW ACCOMMODATION)

Comprising of

### LOFT ROOM 1

13' 7" x 9' 5" (4.14m x 2.87m). With original 'A' framed beams.



### LOFT ROOM 2

14' 3" x 9' 2" (4.34m x 2.79m). With original 'A' framed beams, staircase from the Store Room.



### PLEASE NOTE

This section of the house offers itself nicely as separate living accommodation/annexe.

## FIRST FLOOR

### LANDING

With access to the insulated loft space.

## BEDROOM 1

14' 9" x 10' 10" (4.50m x 3.30m).



## FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, shaver light and point.





## WALK-THROUGH EN-SUITE

14' 7" x 8' 4" (4.45m x 2.54m). Having a 4 piece suite comprising of a panelled bath, low level flush w.c., shower cubicle, pedestal wash hand basin, radiator.



## BEDROOM 2

15' 11" x 10' 6" (4.85m x 3.20m). With built-in wall to wall wardrobes, radiator, access to the loft space.



## EXTERNALLY

### OUTHOUSES

Comprising of

## PIG STY



## LEAN-TO WOOD STORE

## GARAGE

23' 0" x 11' 2" (7.01m x 3.40m). Being block built with an up and over door, three windows and concrete flooring.



## GREENHOUSE



## DUTCH/HAY BARN

14' 6" x 13' 2" (4.42m x 4.01m). Built of block under a corrugated iron roof with electric supply and incorporating a Cow shed. Utilised as a workshop with work benches and original Cow stores.



## FRONT GARDEN

A traditionally enclosed garden area being level and providing fantastic outdoor space with an Apple and Pear trees.

## OFF LYING GARDEN

With a small fruit tree orchard and bushes along with level lawned areas that runs down to a small stream. The property offers fantastic outside space.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## PARKING AND DRIVEWAY

A parking area is located to the front of the garage.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A beautiful homestead in a convenient edge of Village location with great potential.

## 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 - 'F'.

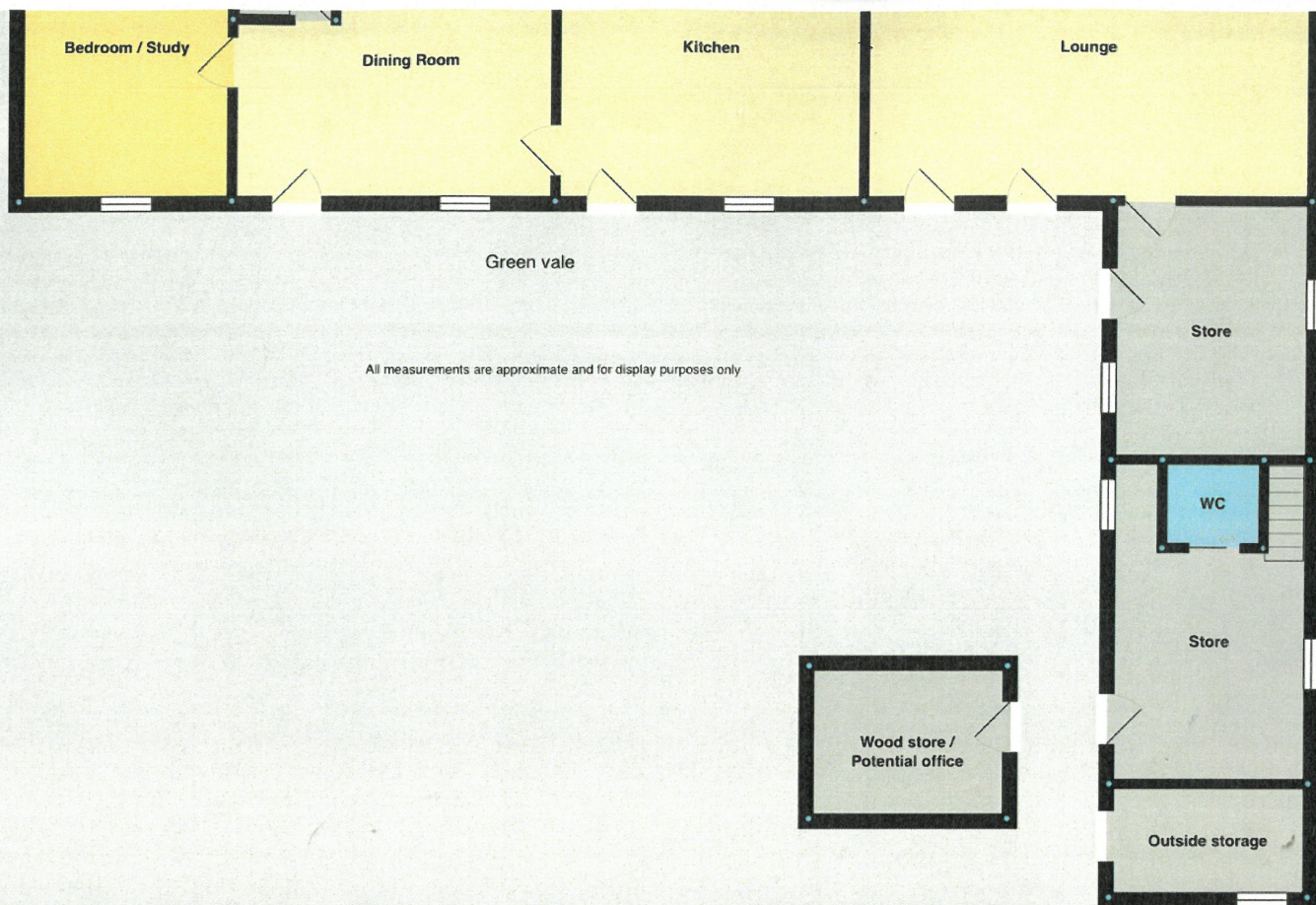
## MONEY LAUNDERING REGULATIONS

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.

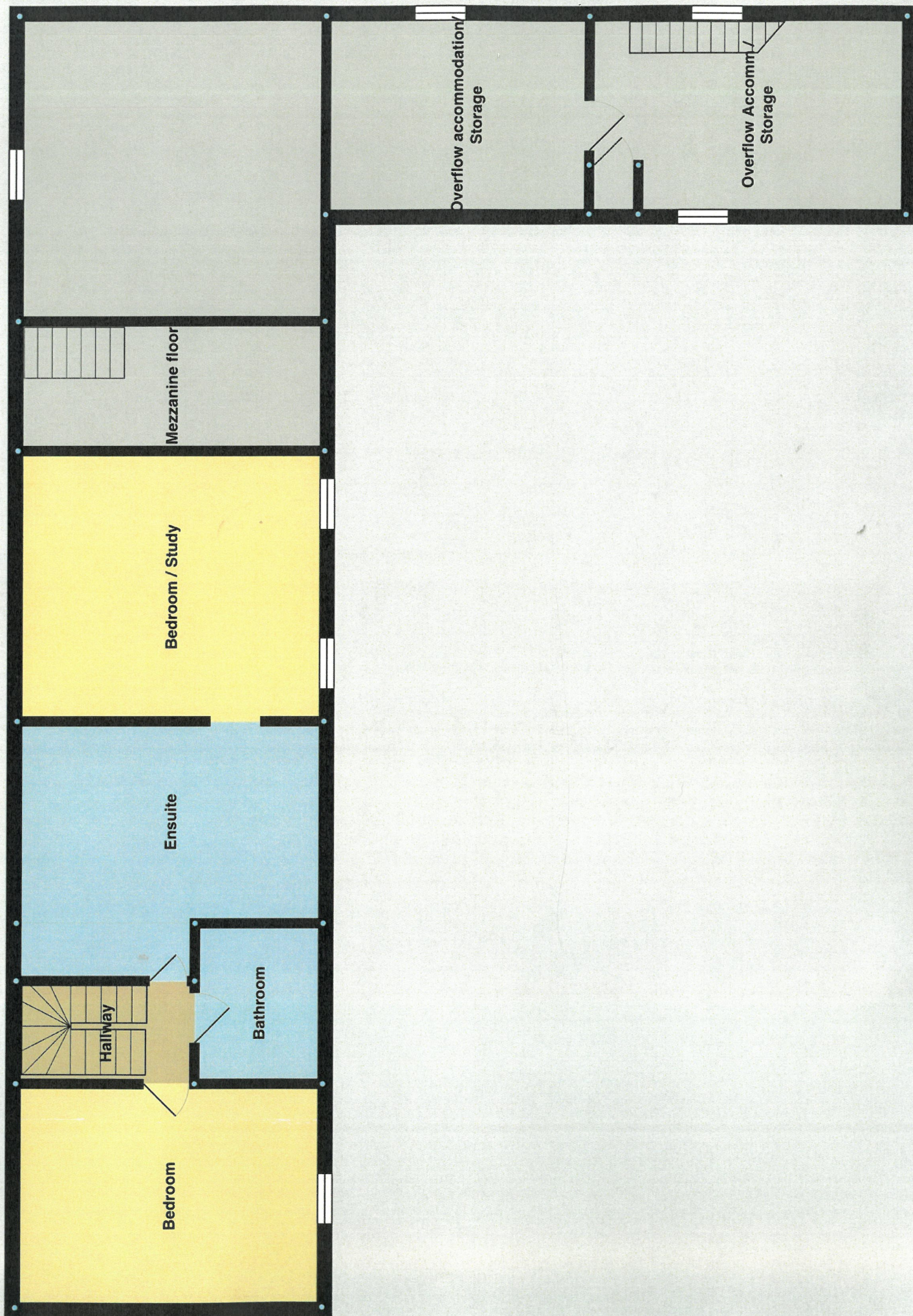
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, timber framed double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

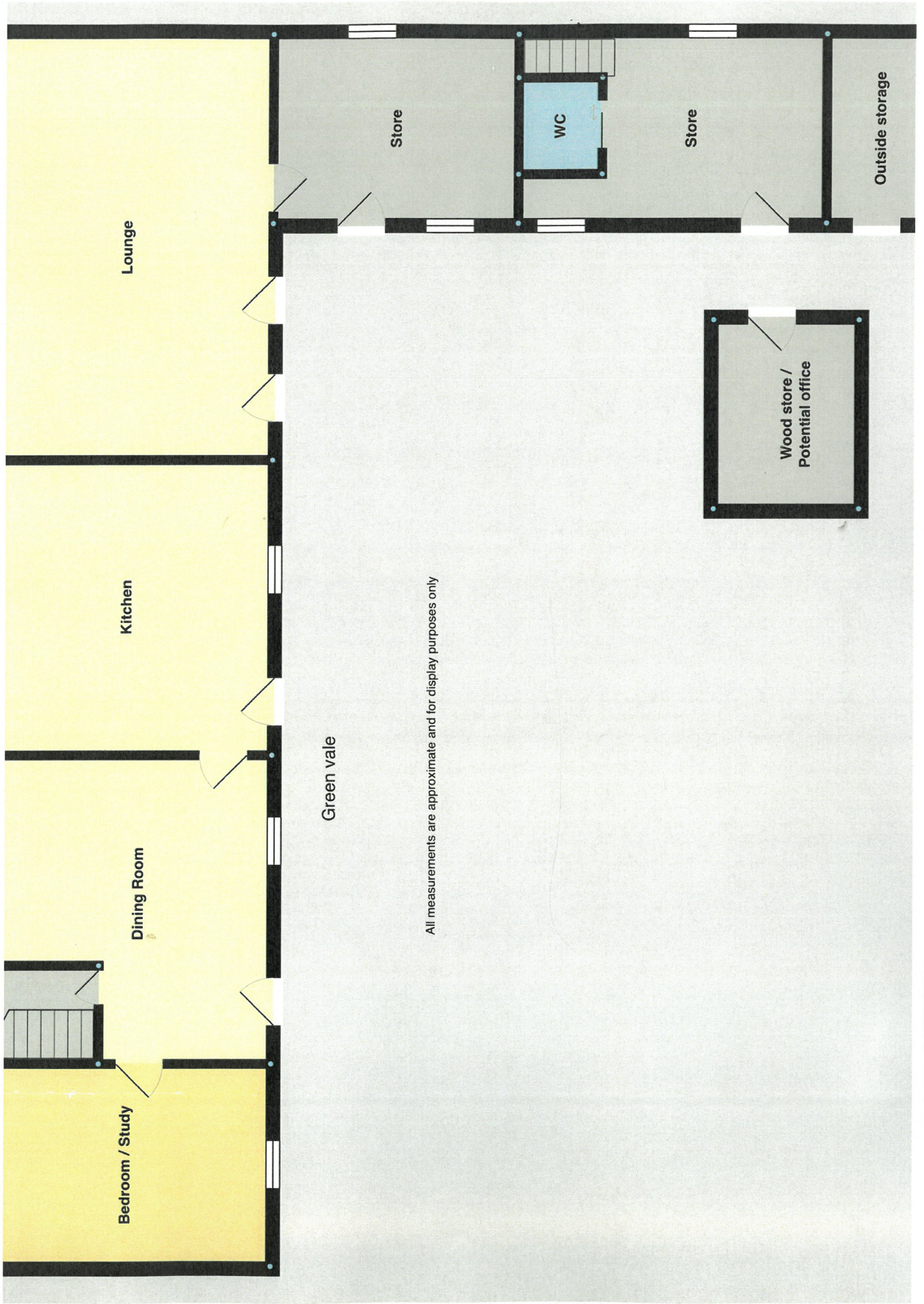














**Council Tax:** Band F

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection**

**Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (41)

**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

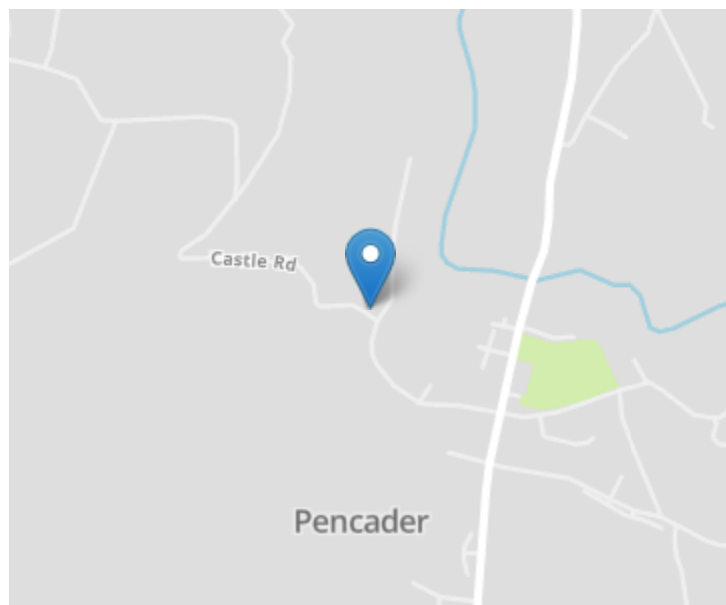
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

Construction Type

Traditional



## Directions


Heading North from Carmarthen turn left onto the B4459 road after Alltwalis (beside Windy Corner Filling Station). Continue into the Village of Pencader. After passing the Convenience Store Retail Unit take the next left hand turning. Continue over a small bridge. Bear left. The property will be seen thereafter on your right 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](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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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