

Edge of Carmarthen Town. Close to Hospital convenient Quiet Location. Character Farmhouse with Stable Block & Turn out Area. Superbly Presented Open Plan Farmhouse.



Pengerddi, Peniel Road, Carmarthen. SA32 7HR.

£520,000

R/4272/NT

A superbly presented farmhouse offering light and roomy accommodation and being well decorated throughout. ***Large Open plan Kitchen, sitting and Dining area along with a just as impressive large Living room. 4 Double bedrooms the Master Bedroom having dressing area and en suite bathroom. * Good sized parking and turning area to the side of the property with patio area to front with views and beyond is a stable block with 8 boxes and turn out area. *** Garden and patio area to front which enjoys a south/south westerly aspect to fully enjoy the afternoon and evening sun. ***

3 Miles to Carmarthen Town centre Offering great facilities and 1 Mile from West Wales General Hospital.



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Agents Comments

A lovely traditional farmhouse on the outskirts of Carmarthen Town. Large open plan living areas with modern kitchen with island bar, dining and sitting area with additional large living room with woodburner and patio doors looking out onto the patio and garden area, downstairs bathroom, office and utility room. 4 Double bedrooms with the Master bedroom having a dressing room and en suite Bathroom, and shower room. Outside yard for ample parking and turning area, stable block with 8 boxes/stables and turn out area.

Situation

Only 3 miles from Carmarthen Town Centre and 2 miles from West Wales General Hospital. Town offers excellent facilities with traditional and national retailers, Lyric theater, cinema, Leisure Centre, bus and rail stations with M4 Dual carriageway connection via the A 48. Abergwili is a mile with school, public house and museum with connection to the Carmarthen to Llandeilo cycle path (Soon to be completed). Botanic Gardens of Wales in Porthyrhyd 7 miles. Easy access to both the Ceredigion and Pembrokeshire coastlines

Hallway

Staircase and openings to

Living Room

7.8m x 4.5m (25' 7" x 14' 9")

Wood burner inset to brick surround.

Window and patio doors with side glazed panels to front. Patio doors to rear.

Radiator.





Kitchen Dining & Sitting Room

8.8m x 4.5m (28' 10" x 14' 9")

A great family room which includes a modern and light off white range of base units with worktops over and matching wall units, Island unit incorporating breakfast bar. Belfast sink unit, inset spotlights over. Integrated dishwasher and fridge, Leisure Cookmaster cooking range with extractor fan over. French Doors with side glazed panels to front. Window to side and front. Wood style Floor. Radiator.



Rear Hallway

Coat Hanging Area and doors to

Utility

2.7m x 3.36m (8' 10" x 11' 0")

Stainless Steel Sink Unit with single Drainer and base unit and worktop over. 2 x storage cupboards one with oil boiler which runs the hot water and central heating system.





Bathroom

2.6m x 2.2m (8' 6" x 7' 3")

WC, Pedestal Wash Hand Basin, Paneled Bath, Radiator, opaque double glazed window to rear.



Office

2.47m x 3.4m (8' 1" x 11' 2")

Window to side and radiator.

Half Landing / Front Landing

Loft Access and Doors to

Bedroom 2

3.07m x 4.51m (10' 1" x 14' 10")

Double Glazed Window to Front.

Radiator.



Shower Room

2m x 1.8m (6' 7" x 5' 11")

Shower Cubicle, WC, Pedestal Wash Hand Basin, Radiator, Double glazed window to front.



Master Bedroom

3.47m x 4.52m (11' 5" x 14' 10")

Double Glazed Window to Front.

Radiator. Opening to



Dressing Room

4.52m x 2.43m (14' 10" x 8' 0")

Radiator and double glazed window to front.



En Suite Bathroom

3.27m x 2.0m (10' 9" x 6' 7")

Paneled Bath, shower cubicle, WC, Vanity wash hand basin, Radiator and opaque double glazed window to rear.



Rear Landing

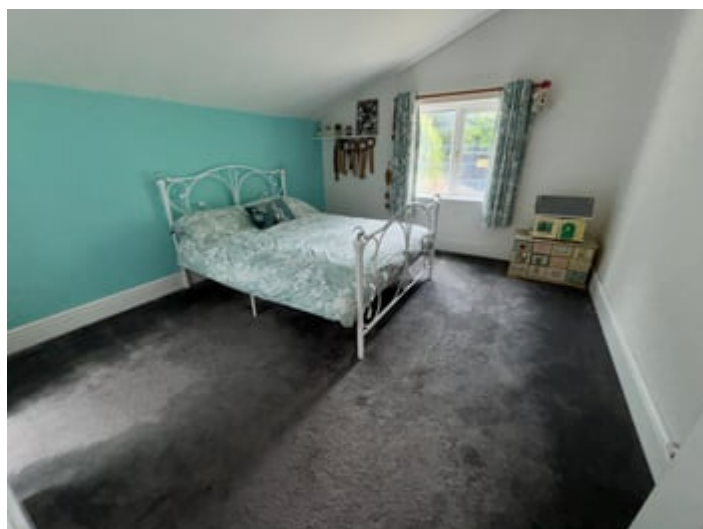
Doors to

Bedroom 3

3.66m x 3.35m (12' 0" x 11' 0")

Double Glazed window to side. Radiator.

Door to Bedroom 5/ Dressing Room



Bedroom 5 / Dressing Room

2.2m x 2.2m (7' 3" x 7' 3")

Velux window to rear and radiator.



Bedroom 4

3m x 3.3m (9' 10" x 10' 10")

Double Glazed Window to side. Radiator.



Externally

Private shared drive leading up to a large turning and parking area to the side of the property. Front large patio area enjoying a southerly aspect and catching the evening sun with lawned garden beyond. Rear patio area.





Outbuilding

14.9m x 11.5m (48' 11" x 37' 9")

Large shed with 7/ 8 stables/ boxes within.

Turn out area to side and concrete area to front.



Garden store shed

3.77m x 3.91m (12' 4" x 12' 10")

Door and window to front.

Tenure and Possession

We are informed that the property is of freehold Tenure.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County

Council. Council tax band for the property is - E

Services

Mains water, Mains electricity

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (53)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

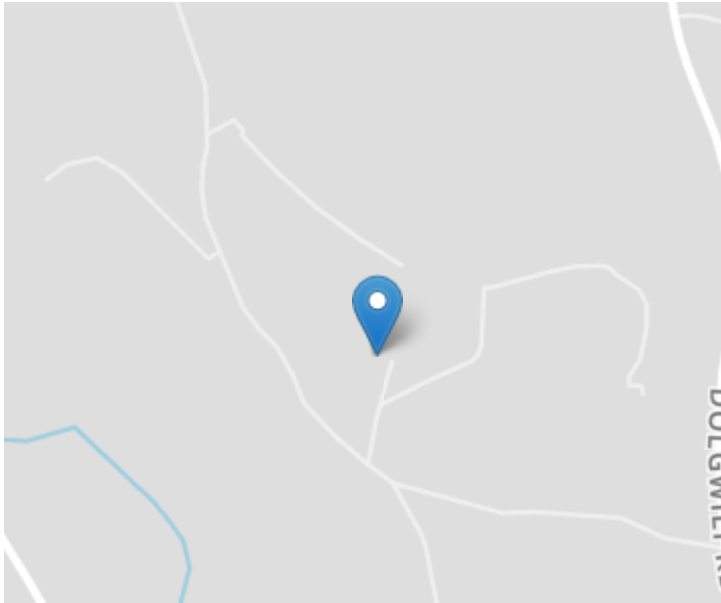
Any risk of coastal erosion? No

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 Carmarthen take the A 485 north towards Peniel/Lampeter. From the roundabout after 150 yards turn left and carry on up the hill and flatten out at the top. Pass a right hand turning and shortly after turn right. Carry on up the track and the property will be found in front at the top of the lane.


What3words [vote.glitz.covertly](https://www.what3words.com/vote.glitz.covertly)

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
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 :

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