

Houses For Sale In Wales

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or 01239 712762



*Where excellence is
our minimum standard.*



Ty Bryn Heol y Felin Pencader, SA39 9AR

An individual, very well presented 3 bed detached bungalow in the centre of Pencader village, situated in a NO THROUGH ROAD LOCATION, briefly comprising hallway, very attractive large lounge, good sized kitchen/diner, bathroom and 3 double bedrooms, detached garage with utility and WC, plenty of off street parking space to the front with views, lawned gardens to the front and rear with patio area. Lovely bungalow within walking distance to the local facilities.



- ❖ No Through Road Location
- ❖ 3 Bed Detached Bungalow
- ❖ Very Nicely Presented
- ❖ Individual Non Estate

- ❖ Attractive Lounge+Kitchen
- ❖ Detached Garage
- ❖ Views To Front
- ❖ Energy Rating: C

£175,000



1 Cawdor Terrace, Newcastle Emlyn, Carmarthenshire SA38 9AS
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Accommodation

Entrance via UPVC double-glazed door into:



Hallway

With coving to ceiling, concealed spotlights, radiator, door off to lounge, leading into:

Kitchen / Diner 12' 2" x 14' 1" (3.70m x 4.29m)

With an attractive range of wall and base units, stainless steel sink/drain unit, space and plumbing for washing machine, electric hob and oven with extractor above, UPVC double-glazed window to rear, radiator, second door into lounge, door out to rear gardens, leading into inner hallway with doors off to all the bedrooms and bathroom.



Another View of Kitchen/Diner



Bedroom 1 9' 2" x 10' 4" (2.79m x 3.15m)

With UPVC double-glazed window to the front with views over playing fields and woodland, radiator, built-in wardrobes.



Broom Cupboard

Useful built-in space.

Bedroom 2 *10' 5" x 15' 4" (3.18m x 4.67m)*

With UPVC double-glazed window to the front, triple mirrored wardrobes, radiator.



Another View of Bedroom 2



Bathroom

With panelled bath with shower over & screen, low level flush WC, pedestal wash hand basin, part-tiled walls, towel radiator, laminate tile flooring, obscure UPVC double-glazed window to rear.



Bedroom 3 *8' 2" x 12' 2" (2.48m x 3.70m)*

With UPVC double-glazed window to rear, radiator.



Lounge *23' 0" x 11' 7" (7m x 3.53m)*

An attractive, large lounge, very well presented with UPV double-glazed window to the front, UPVC double-glazed French doors out to rear, two radiators, electric, modern pebble-effect fire set in timber surround.



Another View of Lounge



Detached Garage

With up and over door, power and lighting fitted, utility and WC, floor-standing "Worcester/Bosch Heatsave 20/25" oil-fired boiler.

Externally

Lawned areas to the front and rear, large parking area to the front with views across to woodland and fields, patio area to rear. Please note; We are advised that the rear gardens go beyond the panel fencing in the picture.



Patio Area



View From Front Door



Another View of Bungalow



Directions

From Carmarthen, take the A485 for Lampeter. Continue through the village of Alltwalis and continue. Take the left turn onto the B4459 and proceed into Pencader. Go through the village, past the Happy Shopper on the left, over the speed hump and past the bus stop on the right. Take the next right turn, (there is a pink house on the corner as you turn right) proceed down here bearing left and Ty Bryn is the 2nd bungalow on the right-hand side, denoted by our For Sale board.

General Information

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: Freehold
Tax: Council Tax Band E, Carmarthenshire County Council.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

