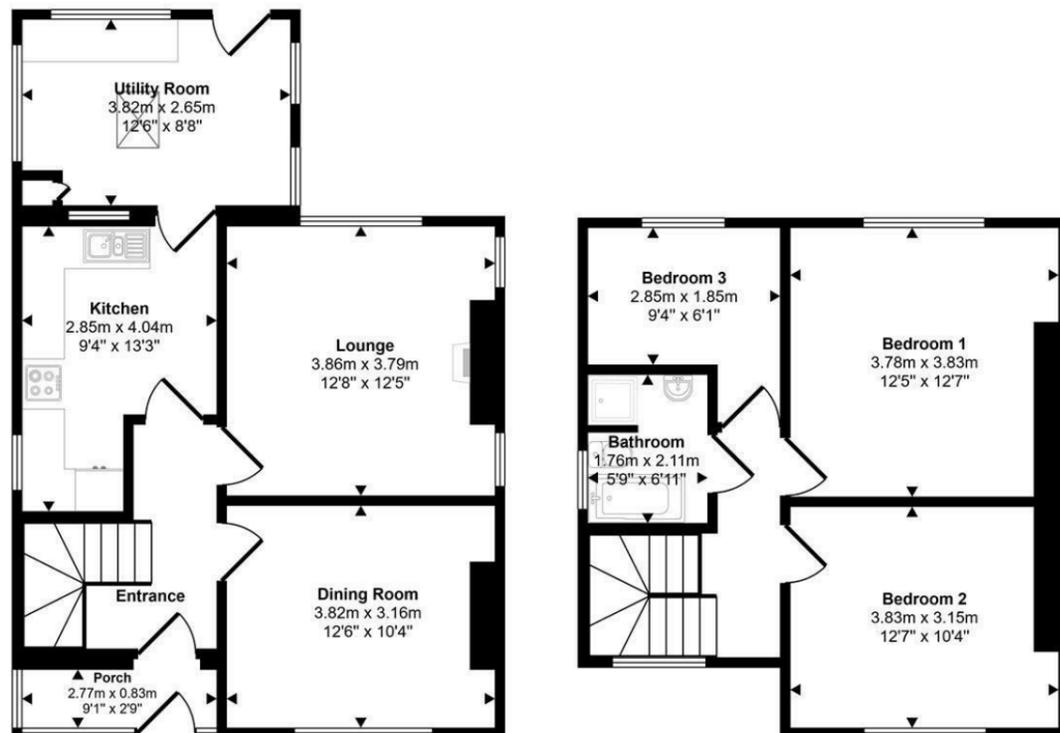


Approx Gross Internal Area
104 sq m / 1121 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

HEATING: Gas LPG

ref: IK/LLE/MAR/25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. 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. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

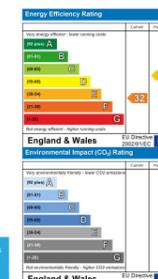


Penn View Pencader, Carmarthenshire, SA39 9HE

- DETACHED HOUSE
- COUNTRY SIDE VIEWS
- WORKSHOP 30'x10' (APPROX)
- UTILITY ROOM
- LPG HEATING
- THREE BEDROOMS
- EDGE OF VILLAGE
- DETACHED GARAGE 18'x9' (APPROX)
- NO CHAIN
- EPC RATING: F

Chain Free £280,000

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The Agent that goes the Extra Mile





A great opportunity to acquire a well presented detached house, in the highly desirable village of Pencader. Situated on the edge of the village, the property boasts far reaching views over the surrounding countryside. The property offers endless potential and would make a brilliant family home. Viewing is highly recommended to appreciate all the property has to offer!



The ground floor accommodation comprises; an entrance porch, separate living and dining room, which is ideal for family living. Downstairs also features a kitchen, and a utility room with ample storage space, which also provides access into the rear garden. The first floor boasts those lovely country views, and provides a family bathroom, two double bedrooms, and an additional single bedroom which would make a great office space.

Externally, the property has a single detached garage 18 x 9 foot (approx) with an electric roll-top door, along with a 30 x 10 foot (approx) workshop, perfect for various uses. The mature rear garden is home to a variety of plants, trees and shrubs; and even benefits from its very own greenhouse, ideal for any keen gardener. Overlooking woodland and fields, the garden also has a patio and decking area providing space for outside seating. The property is offered with no onward chain.

Enjoy beautiful rural views and the convenience of being close (0.3 mile) to the village amenities. This is a must-see for those looking for a blend of countryside living and practicality.



DIRECTIONS

From our office on Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwili Rd/A485, Continue to follow A485, then turn left onto B4459. As you come into Pencader, the property is on your right. What/Three/Words:///civil.eating.frown

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.