

Floorplan

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.

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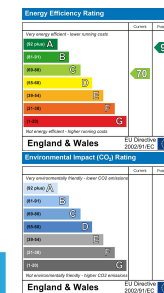


Bwlchyffin Llanfihangel-Ar-Arth, Pencader, Carmarthenshire, SA39 9JR

- DETACHED BUNGALOW
- SET WITHIN APPROX 2.38 ACRES OF MATURE GARDENS AND WOODLAND
- THREE DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- VEGETABLE PATCH AND ORCHARD
- OIL CENTRAL HEATING
- SEMI-RURAL LOCATION
- UTILITY ROOM
- DRIVEWAY PARKING AND DOUBLE GARAGE
- EPC RATING: C

£450,000

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The Agent that goes the Extra Mile

Nestled away in the semi-rural village of Llanfihangel-Ar-Arth, Pencader, this well presented detached bungalow is surrounded by gorgeous country views. Set within approx 3 acres, the property has its very own little piece of paradise, with a private bluebell woodland, mature gardens and orchard. The property is ideal for those looking to relocate to the countryside, and would make a brilliant family home.

With an abundance of charm, the property offers a warm and welcoming atmosphere. The accommodation comprises; entrance hallway with storage cupboard, kitchen/diner boasting those lovely countryside views, utility room, living room with log burning stove, study, three double bedrooms, shower room with w/c, and a separate family bathroom. The property also benefits from UPVC double glazing, solar panels heating the hot water, and oil central heating.

A country lane leads down to the property, which separates the house and garden from the rest of the land. The mature garden is ideal for any keen gardener, with multiple greenhouses, fish pond, and is home to a variety of plants, shrubs, and trees. A patio area provides space for outside seating, and great for BBQ's in those summer months. A driveway and double garage offers secure parking, and great for additional storage. Across the road is an additional garden area, which boasts those gorgeous views over the surrounding landscape, and would make a great picnic area to relax with family and friends. A well maintained vegetable patch, and mature orchard is ideal for those who like to immerse themselves in nature, and leads down into a private woodland with summerhouse. The woodland blossoms with bluebells during the spring/summer, creating a tranquil setting. Ideal for countryside walks, a stream flows along the boundary, and benefits from secondary access point off the lane.

Viewing is highly recommended to appreciate the idyllic setting, and all the property has to offer!



DIRECTIONS

From the Carmarthen office, continue along Lammas street and turn left onto Morfa Lane. At the roundabout, take the 1st exit onto A4242, and then bear right onto the A484. At the roundabout, take the 1st exit onto A484, and then take the 2nd exit onto A40. At the roundabout, take the 1st exit onto A485. At the roundabout, take the 2nd exit onto Dolgwili Rd/A48, and continue to follow A485 for approx A485. Turn left onto B4459 and continue through Pencader. Turn right onto B4336 and then take a left. Follow road, where the property is on the right.
What/Three/Words:///cookery.pacifist.harnessed

LOCATION

The village of Pencader is situated 10.2 miles north of Carmarthen and is only 30 mins drive to the coast. The village benefits from village shops, cafe, pubs and a primary school. The towns of Llandysul, Llanybydder and Lampeter are also in easy reach. The nearby County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is also served by direct intercity trains from West Wales to London.

GENERAL INFORMATION

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: Oil

ref: CF / LLE/ MAY/ 25/OK EJL

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LOCATION AERIAL VIEW

