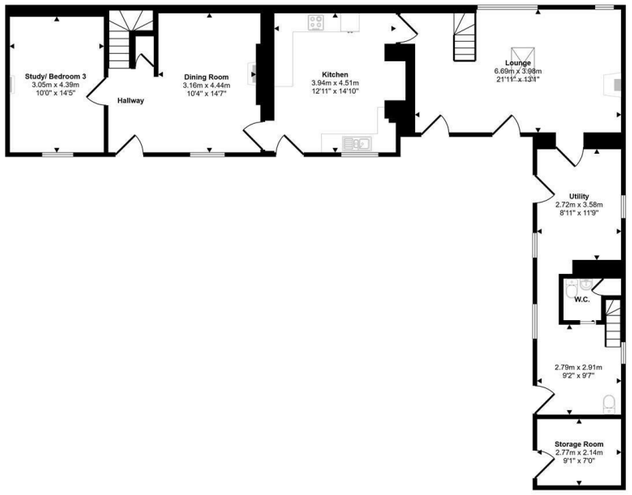
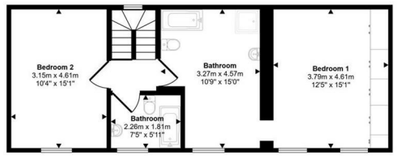
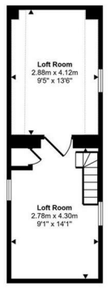


Ground Floor
Approx 119 sq m / 1278 sq ft

Denotes head height below 1.5m

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.





First Floor
Approx 82 sq m / 887 sq ft

Denotes head height below 1.5m

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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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655

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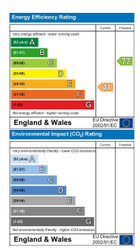

£325,000

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The Agent that goes the Extra Mile

We Say...

A brilliant opportunity to acquire a substantial detached home, which offers further development potential. Located in the semi-rural village of Pencader, there are many idyllic country walks right on your doorstep. Dating back to 1884, the traditional stone built detached house boasts a wealth of character features, including exposed beams, original flagstones and quarry tile flooring. Benefitting from integral access into the former annex, the property would make the ideal multi-generational family home. Viewing is highly recommended to appreciate the sheer size and potential the property has to offer!

With its timeless charm, convenient location, and endless potential, the property offers versatile accommodation throughout. Upon entering the property into the classic kitchen, a door opens into the dining room which features those gorgeous quarry tile flooring, fireplace, and under stairs storage. Leading off the dining room is the third bedroom/reception room, which is currently utilised as a office space. The living room offers the perfect spot for relaxing with family and friends, and is home to a log burning stove, exposed stone, vaulted 'A' frame beams and mezzanine. Providing integral access into the former annex, there is significant potential to create further accommodation for guests and extended family. With two downstairs rooms currently used as a utility space, and storage, a staircase leads up to the two loft rooms.

The first floor accommodates the master suite which provides ample built in storage, and the en-suite bathroom. This impressive space offers potential to create a walk in wardrobe and dressing room. Upstairs also accommodates a second double bedroom and the family bathroom.

Externally, the property is set within delightful mature grounds, which are home to a variety of fruit trees, shrubbery and plants. A lawned walled garden is situated in front of the property and provides an idyllic space for outside seating. You can really envision sitting and enjoying your surrounding, or even dining al fresco during the summer months. A pathway leads from the gated entrance around the front of the property, and provides access to the storage room and outhouse, which is currently utilised as a log store. Across the lane the garden continues, which is also home to a green house, the detached garage and Dutch hay barn with workshop. Also offering off road parking, there is also further on street parking available.

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 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.

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 drive through the village, turn left onto Castle Road. The property will be on the right hand side.
What/Three/Words:///procures.fewest.bracing

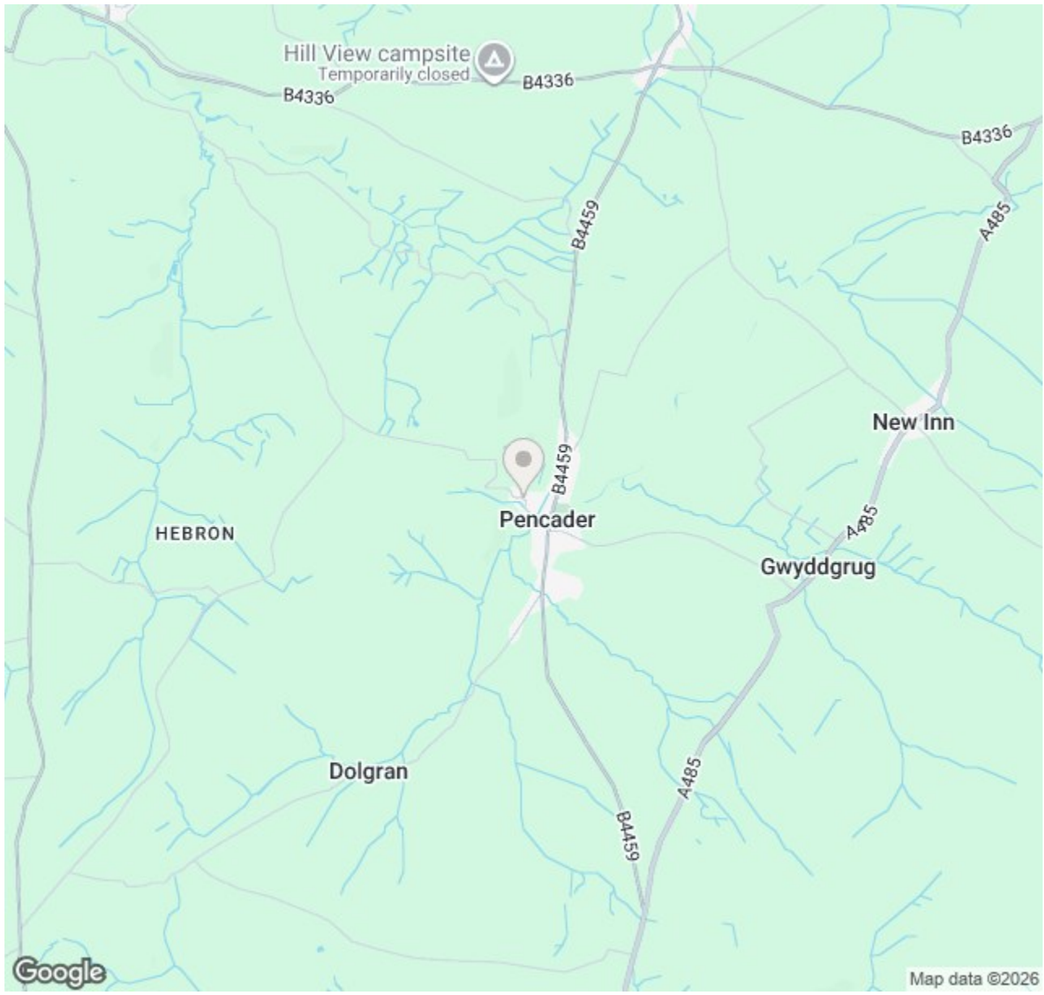
GENERAL INFORMATION

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 'F'
HEATING: Oil

ref:CF/ LLE / OCT/ 25/ OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

LOCATION AERIAL VIEW



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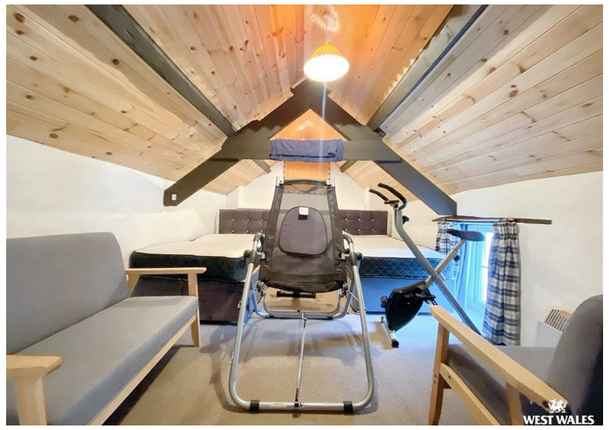
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