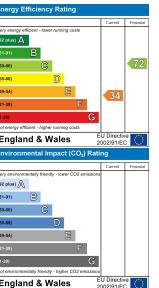
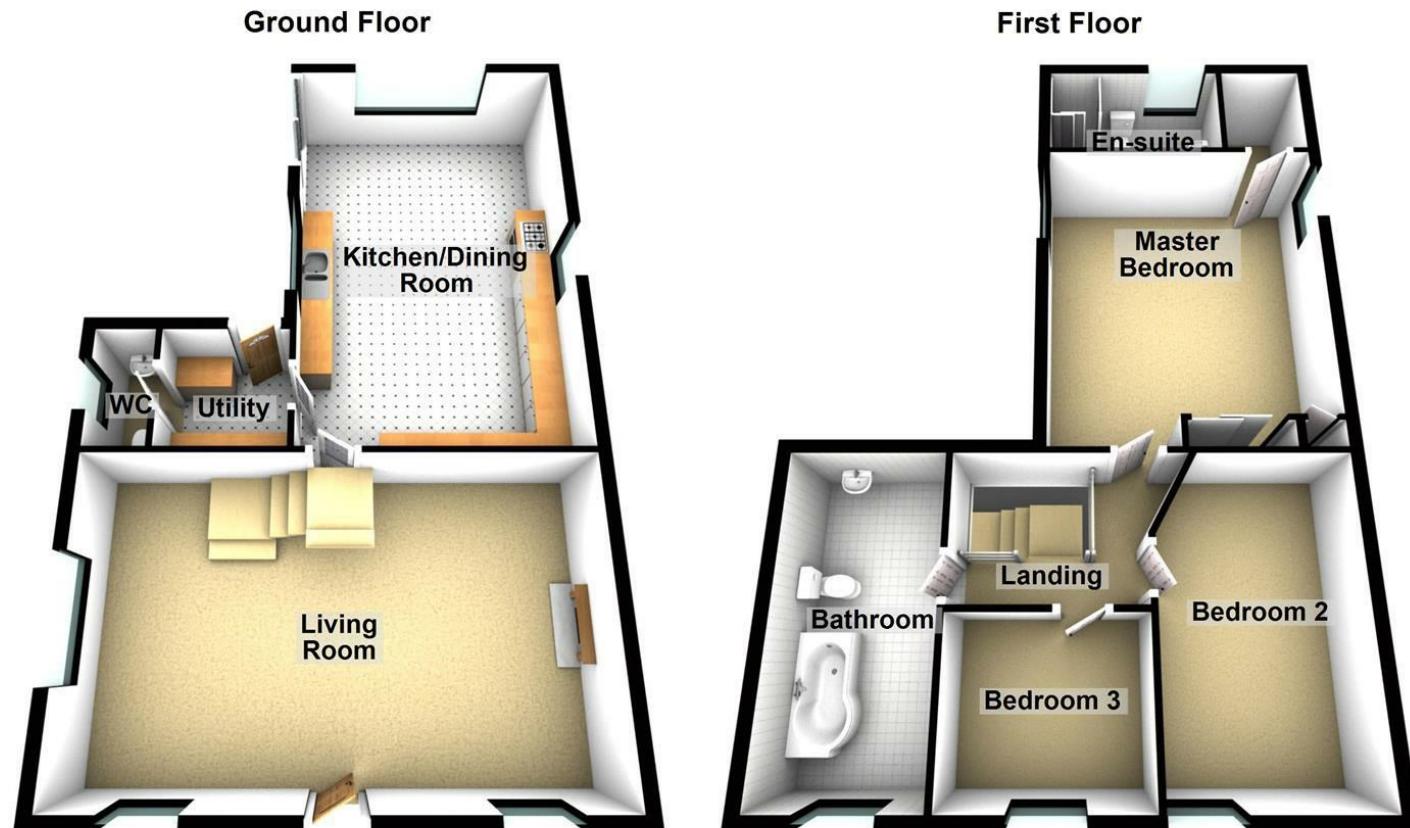


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Pant Y Bwdran Mawr Pencader, Carmarthenshire, SA39 9AN

- Approximately 9.18 Acres
- Open Plan Kitchen/Dining Room
- Far Reaching Countryside Views
- Utility Room
- Shepherds Hut
- Three Bedrooms
- Living Room
- Bathroom, En-suite and Downstairs WC
- Stable and Outbuildings
- EPC Rating: F

Offers In Excess Of £575,000

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655



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

We Say...

Located on the edge of the village of Pencader, in an elevated position with far-reaching countryside views, Pant Y Bwdran Mawr is sited on a plot of approximately 8.84 acres of land. This detached, three-bedroom farmhouse with a shepherd's hut is ideally suited for use as a holiday let, subject to the correct permissions.

Shepherds Hut...

With its own entrance, parking and enclosed grounds, the Shepherds Hut is an open plan space with a kitchen, lounge with feature stove and sleeping area all in one, at the far end of the room there is also a shower room with a separate shower cubicle, WC and washbasin.

Externally there is a decked balcony area enjoying elevated views of the countryside and there is an enclosed, landscaped gravelled garden. Ideally suited for use as a holiday let subject to the correct permissions.



Shepherds Hut...



LOCATION

The village of Pencader is situated approximately 10 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 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 well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars and a multi-story car park. The town is also served by direct intercity trains from West Wales to London.

Living Room
24'0" x 14'11" (7.34m x 4.57m)

Kitchen/Dining Room
14'1" x 22'7" (4.31m x 6.90m)

Utility Room
6'1" x 7'9" (1.86m x 2.37m)

WC
4'0" x 6'0" (1.22m x 1.85m)

Landing
6'10" x 8'11" (2.10m x 2.72m)

Master Bedroom
14'1" x 17'0" (4.31m x 5.19m)

En-Suite
5'2" x 9'5" (1.60m x 2.88m)

Bedroom 2
9'2" x 15'1" (2.81m x 4.61m)

Bathroom
7'2" x 14'11" (2.20m x 4.57m)

Bedroom 3
7'9" x 8'11" (2.37m x 2.72m)

GENERAL INFORMATION

GENERAL INFORMATION

VIEWING: By appointment with the Agents.

TENURE: We are advised freehold.

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

TAX BAND: D

PLEASE NOTE: We are advised the property is served by private drainage.

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

EJL/SLE/07/2021/OK - SLE 28/07/2021

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

DIRECTIONS

From Carmarthen take the A485 North signposted for Lampeter. Through the village of Alltwal is continue up the hill then turn left on to the B4459 opposite The Windy Corner Garage. Continue in to the village of Pencader then turn first left after passing Albion Stores and The War Memorial. Continue on this road for approximately 0.5 miles through a sharp bend, shortly after take the right-hand turn through and continue along this lane, the property is the second property on this road.

LOCATION AERIAL VIEW



Come On In...

Step through the front door of this double fronted property and you enter directly into the living room, this full-width room has a feature fireplace and lounge area on one side with a wooden stairwell and snug/office area on the other, go through the door ahead of you and you will be welcomed into the open plan kitchen/dining room with a range of fitted base and eye level units, an island, a range cooker and integral dishwasher, this triple aspect room has french doors leading out to the rear patio and garden. Exit the kitchen to your left and step down into the utility room which has additional workspace, storage and space for a washing machine, ahead of you is the WC and the back door is to your right.

From the living room take the stairs up to the first floor landing, this central space has exposed beams and leads to the master bedroom, this dual aspect room has built-in storage, a walk-in wardrobe and an en-suite shower room. There are two further bedrooms and the family bathroom with a bath with shower over, washbasin and WC also located on this floor.





Step Outside...

The property is approached down a shared lane, where there is ample off-road parking to the front of the property. Situated on a plot of approximately 8.84 acres of land, the grounds are made up of paddocks/fields with various outbuildings.

To the rear of the property, there is a formal garden which is mainly laid to lawn with established trees, shrubs, flowering plants and borders. Beyond this area, there is a vegetable garden with a greenhouse.

The focal point of the outside space at Pant Y Bwdran Mawr is its decked patio area, this balcony style space makes the most of the elevated position with far-reaching countryside views, an ideal spot to entertain or watch the changing seasons.

