



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

EJL/CFP/07/22/OK EJL

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
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



7 Maescader, Pencader, Carmarthenshire, SA39 9HQ

- SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- 29' LOUNGE/DINER/CONSERVATORY
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES WITH GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- EX LOCAL AUTHORITY
- REAR GARDEN
- CHAIN FREE
- EPC RATING: F

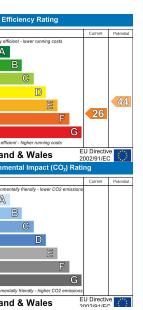
Offers In Excess Of £145,000

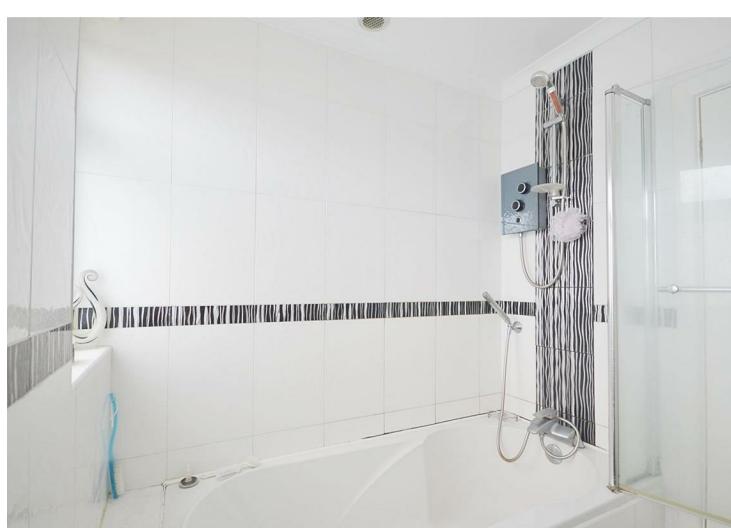
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Fantastic opportunity to purchase a two-bedroom semi-detached house, situated in the village of Pencader. The house has off-road parking for multiple vehicles (three cars) and is well located within the village offering easy access to local amenities and good transport links. The property is prefect for first-time buyers as it is subject to a local restrictive covenant.

The property briefly comprises; a hallway, kitchen, and open plan lounge/diner/conservatory with Oak flooring, which is a perfect space for relaxing and entertaining with access to the rear garden through the conservatory. To the first floor, you have two double bedrooms, one with built-in storage and the family bathroom. You have a utility room from the kitchen downstairs with access to the rear garden from the side door. Externally the property has off-road parking to the front for multiple vehicles (three cars) via a tarmac drive, side gated access to the rear garden, with patio and paved seating areas that the current vendor completed earlier this year and a lawned area.

Viewing is highly recommended to fully appreciate all this house has to offer.

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 former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names.

ENTRANCE HALL

10'7"(max)x6'11"(max)
(3.23(max)x2.12(max))

KITCHEN

9'7" x 9'2" (2.94 x 2.8)

LOUNGE/DINER/CONSERVATORY

12'5" x 29'4" (3.81 x 8.96)

UTILITY ROOM

16'10" x 3'4" (5.15 x 1.02)

LANDING

BATHROOM

6'5" x 8'0" (1.98 x 2.44)

BEDROOM

11'3"(max) x 10'1"(max) (3.45(max) x
3.09(max))

BEDROOM

13'4" x 10'2" (4.08 x 3.12)

DIRECTIONS

From our office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Llamas 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. Turn left onto B4459. Turn right onto Maes Cader. Turn left to stay on Maes Cader. The property will be on the left. What 3 words reference: define.toads.dissolves

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