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## Erw Fach, Peniel, Carmarthen, Carmarthenshire, SA32 7AB

**Offers Around £565,000 ono**

An EXCEPTIONALLY IMPRESSIVE very well presented freehold 4 BED dormer residence, built to a very high specification. The detached property is IMMACULATE THROUGHOUT and comprises 1 LARGE LIVING ROOM, AN "L" SHAPED KITCHEN / DINING ROOM, 4 BEDROOMS (all doubles and 1 having an en-suite shower room) a FAMILY BATHROOM etc and boasts full OIL FIRED CENTRAL HEATING and full DOUBLE GLAZING. Between the front and side, there is AMPLE PARKING FOR AT LEAST 7 VEHICLES, while to the rear there is a paved patio and an easily maintained lawn. The county town of Carmarthen is just 3.5 miles away, while Swansea and Cardiff are 45 and 75 minutes away respectively. Broadband speed: 265 Mbps download. EPC: ????

## LOCATION & DIRECTIONS

What3Words ///resolves.monday.peroxide Very conveniently but peacefully set at OS Grid Ref SN 436 240 in a set back position off a council maintained road in the ever popular village of Peniel and approx 3.5 miles from Carmarthen. There is a shop in the village petrol station (approx half a mile away) but being the county town, Carmarthen offers a fantastic range of amenities including several large supermarkets, a leisure centre, multi-screen cinema, regional hospital, mainline train station etc. From Carmarthen, take the A485 north as if heading towards Lampeter and onto Peniel. Once in the village, take the first right turn and proceed for approx 100 yards, passed Cam Cyntaf Nursery (Childcare) and the property will be seen on the right (identified by an Evans Bros "For Sale" board) immediately after the entrance into Maes Yr Ysgol and opposite the village primary school.

## CONSTRUCTION



We understand the property was built around 1973 of brick / block cavity walls with elevations mainly rendered and painted under a pitched tiled roof, to provide the following exceptionally well appointed accommodation. An impressive FRONT ENTRANCE HALLWAY with an Italian style tiled floor, a feature Oak staircase to the first floor with a glass panel balustrade, storage cupboards to the side.

## LIVING ROOM

19'9" x 11'8" (6.03 x 3.58)



With feature hardwood flooring, a part recessed cast iron wood burning stove to the side under an Oak mantelpiece, a large bow window to the front and patio doors to the rear.

## OPEN PLAN KITCHEN / DINING ROOM

23'2" x 10'8" (7.08 x 3.27)



Having a modern kitchen boasting high quality range of fitted dark grey gloss kitchen units, top quality Neff integrated kitchen appliances with a dishwasher, electric oven, combination microwave oven, warming tray, 5 ring induction hob accompanied with a modern extractor fan. Ample workspace including a central island/breakfast bar topped with quartz worktop ideal for casual dining and socialising with guests. With space and plumbing for and American style fridge freezer, picture window overlooking the rear garden, smooth rendered ceiling with integrated spotlights. Flowing effortlessly into a good size DINING AREA.

## LIVING AREA

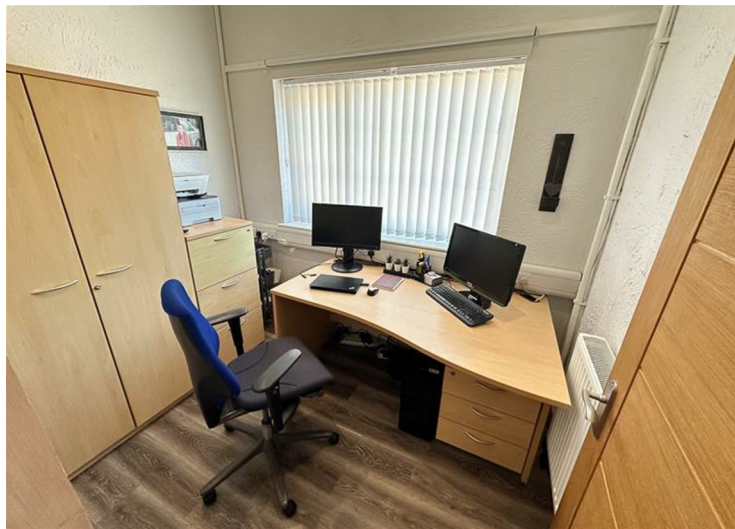
14'6" x 11'6" (4.42 x 3.52)



This beautifully designed open plan kitchen and living area offers a seamless blend of style and functionality – perfect for modern living. Flooded with natural light with a picture window to the front and back, the space features a flexible layout that caters to both relaxed family time and elegant entertaining.

## HOME OFFICE

8'10" x 6'2" (2.70 x 1.89)



Having a good quality laminate floor, space for storage cupboards, smooth rendered ceiling with integrated spotlights.

## UTILITY ROOM 1

9'2" x 9'0" (2.80 x 2.76)



Top quality laminate flooring, and a small range of granite topped storage units to the side and space for a tumble dryer.

## UTILITY ROOM 2

9'2" x 8'9" max (2.80 x 2.68 max)



Italian style tiled floor and a double drainer stainless steel sink to the side. Plumbing for an automatic washing machine. Loft access and glazed rear door.

## SHOWER ROOM

4'0" x 3'10" (1.23 x 1.17)

Having a corner shower cubicle, WC and wall mounted wash hand basin.

### BEDROOM 3

13'1".3'3" x 11'2" (4.01 x 3.41)



With a TV point, picture window to the rear and smooth rendered ceiling.

### BEDROOM 4

11'0" x 9'0" (3.37 x 2.76)



TV point, space for freestanding storage cupboards and a picture window to the front.

### FAMILY BATHROOM

6'2" x 6'0" (1.90 x 1.85)



A beautifully appointed room with fully modern tiled walls, a wall mounted heated towel rail, a corner shower with a tropical style shower head, WC and washbasin.

### FIRST FLOOR

Having a lovely LANDING with an electric Velux rooflight to the rear and feature glass panel balustrade and access to the eaves storage spaces.

### MAIN BEDROOM 1

16'6" x 10'9" max (5.03 x 3.28 max)



Slightly "L" shaped with a Velux rooflight to the rear, TV point and integrated spotlights.

## EN-SUITE SHOWER ROOM

6'2" x 5'0" (1.90 x 1.53)



Another well appointed room with modern tiled walls, a large walk-in tropical style shower, wall mounted heated towel rail, WC, sink and an illuminated mirror.

## WALK-IN DRESSING ROOM

6'3" x 5'8" (1.93 x 1.73)



Having good quality fitted hanging wardrobes to either side.

## BEDROOM 2

11'1" x 9'5" max (3.38 x 2.89 max)



Slightly "L" shaped with a Velux rooflight to the rear, TV point and integrated spotlights.

## EXTERNALLY

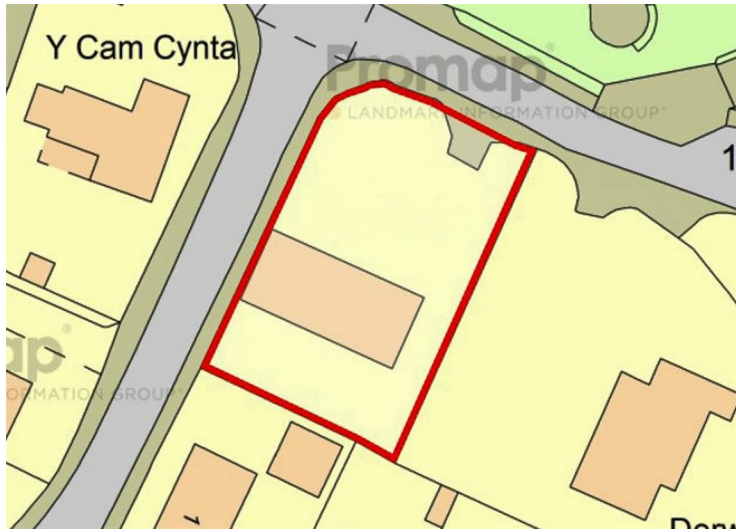


To the front of the residence, there is a large tarmac forecourt (big enough for at least 7 vehicles) and a large circular graveled area with shrubs for privacy. To the side, there is access to the rear garden offering side access leading to a sunny south-facing paved patio – perfect for relaxing or entertaining. This outdoor space also features a practical galvanised metal dog run and additional storage sheds, combining functionality with low maintenance living.

## SERVICES

Mains electricity, water and drainage. Full oil fired central heating. Full upvc double glazing. Good broadband - Ookla speed test shows a download speed of 265 Mbps. We understand from the owner the property benefits from a modern, energy-efficient heating system controlled via a Nest Smart Thermostat. This intuitive system allows remote control of the heating and hot water from your smartphone, tablet, or voice assistant, offering enhanced comfort, convenience, and energy savings. Nest's learning capabilities adapt to your lifestyle, ensuring optimal temperature control year-round.

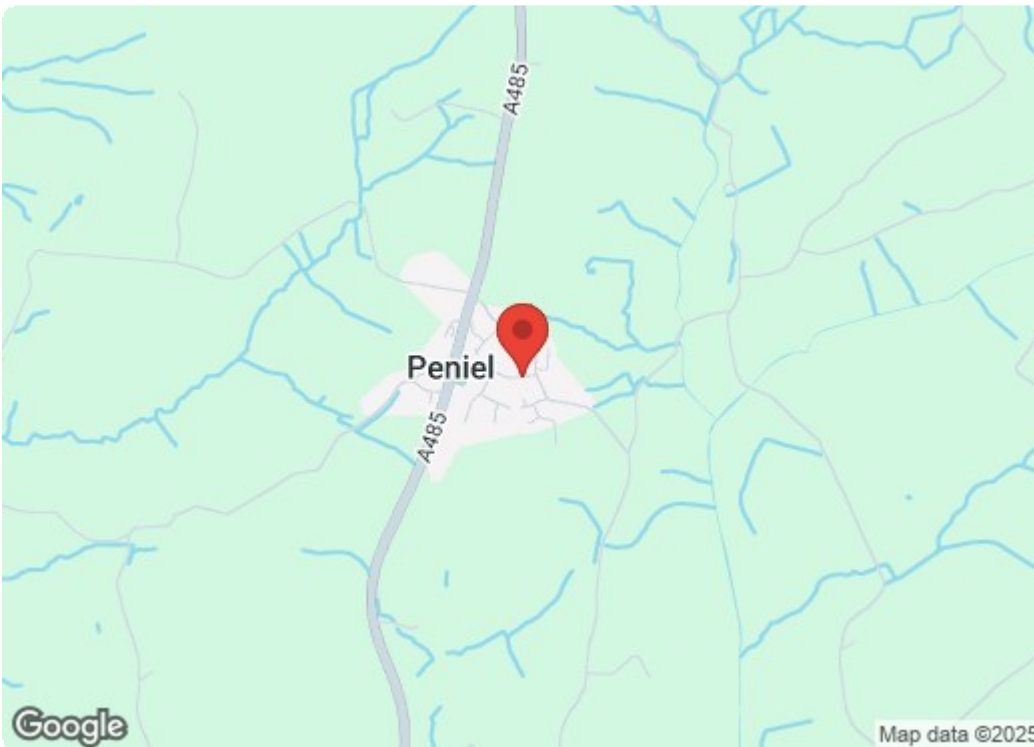
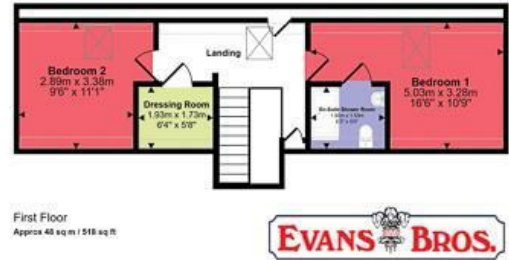
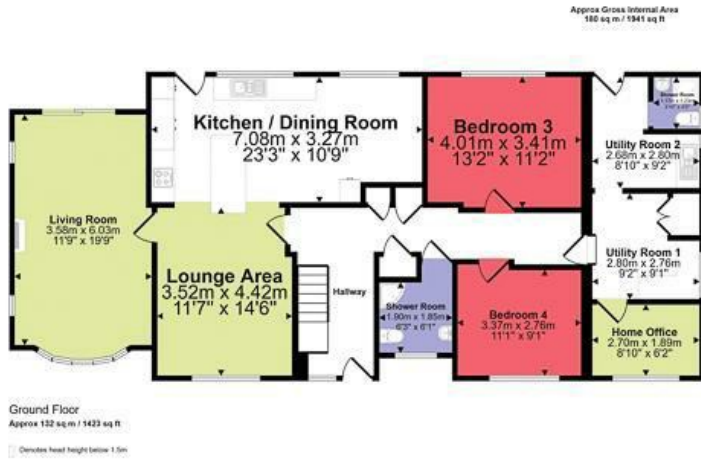
## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand that the property is in Band F and that the Council Tax payable for the 2025 / 2026 Financial Year is £3,105.46 which equates to approx £258 a month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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