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Cwmbwyn Dolgran Road, Pencader, Carmarthenshire, SA39 9BX

Guide Price £269,950

A DETACHED RURAL BUNGALOW OFFERING SPACIOUS 3 BEDROOM, OIL CENTRALLY HEATED, HARDWOOD DOUBLE GLAZED ACCOMMODATION, BUILT IN 1986, STANDING ON A SPACIOUS, LEVEL PLOT WITH INTEGRAL GARAGE, TARMAC DRIVE, SIDE AND REAR LAWN. ADJOINING A QUIET COUNCIL BYE ROAD. IDEAL FAMILY OR RETIREMENT BUNGALOW. READY FOR IMMEDIATE OCCUPATION WITH NO ONWARD CHAIN.

Conveniently located a mile from Pencader with a good range of facilities and amenities. Only 10 miles from Carmarthen administrative centre.

DESCRIPTION



The detached bungalow, built in 1986 of cavity walls under a pitched interlocking tiled roof, provides the following oil centrally heated, hardwood double glazed, well appointed :

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

Recessed Front Entrance Door

Reception Hallway

Lounge/ Living Room

14'4" x 11'11" (4.37m x 3.63m)



Tiled fireplace.

Kitchen / Diner

18'5" x 9'7" (5.61m x 2.92m)



Wall and base storage units, working surfaces, cooker with extractor fan, single drainer sink h/c, door to :

Utility Room

9'7" x 5'8" (2.92m x 1.73m)



Single drainer sink h/c, plumbing for washing machine, central heating boiler, cloak area, wall cupboard, rear entrance door.

Inner Hallway

Access to insulated loft space.

Airing Cupboard

Single Bedroom

7'3" x 7' (2.21m x 2.13m)



Fitted wardrobes.

Front Double Bedroom

10'6" x 10'6" (3.20m x 3.20m)



Rear Double Bedroom

10'6" x 10'1" (3.20m x 3.07m)



Bathroom

7' x 5'4" (2.13m x 1.63m)



Avocado suite viz wc, pedestal wash hand basin, shower cubicle, part tiled.

SERVICES

Mains electricity and water, private drainage.

EXTERNALLY

A spacious, level plot viz

Walled in grounds to front

With double gates.

Tarmac Drive



Integral Garage

15' x 9'7" (4.57m x 2.92m)

With up and over doors.

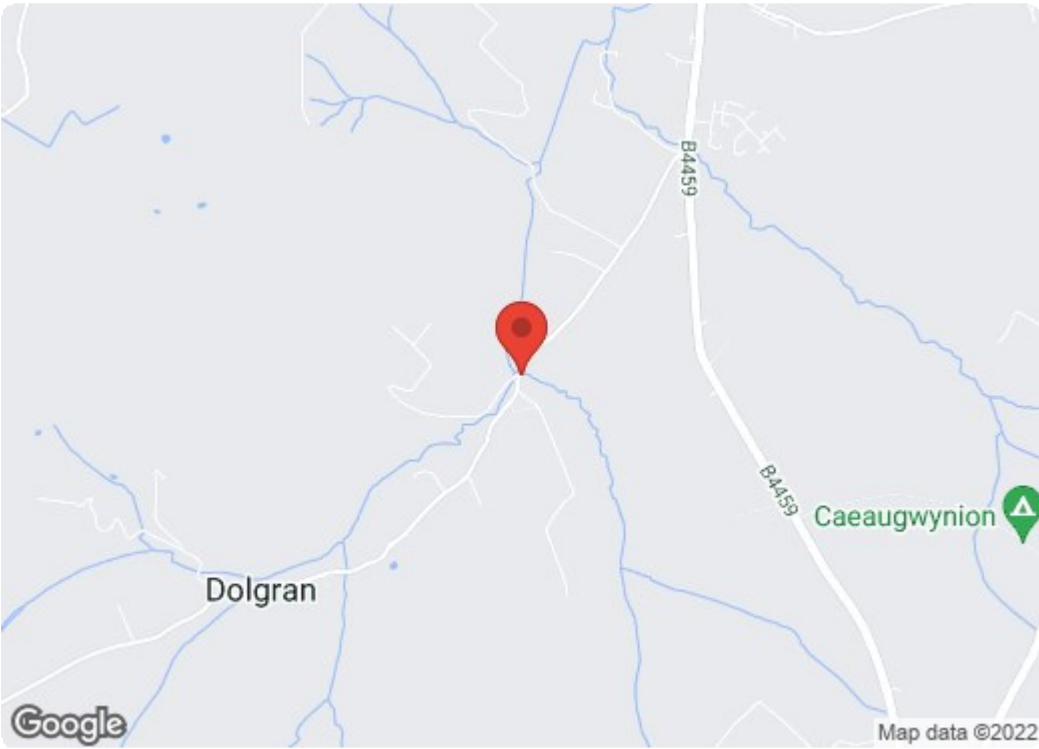
Timber Shed

Oil Tank

Side & Rear Lawn Garden



Side Pathway



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



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