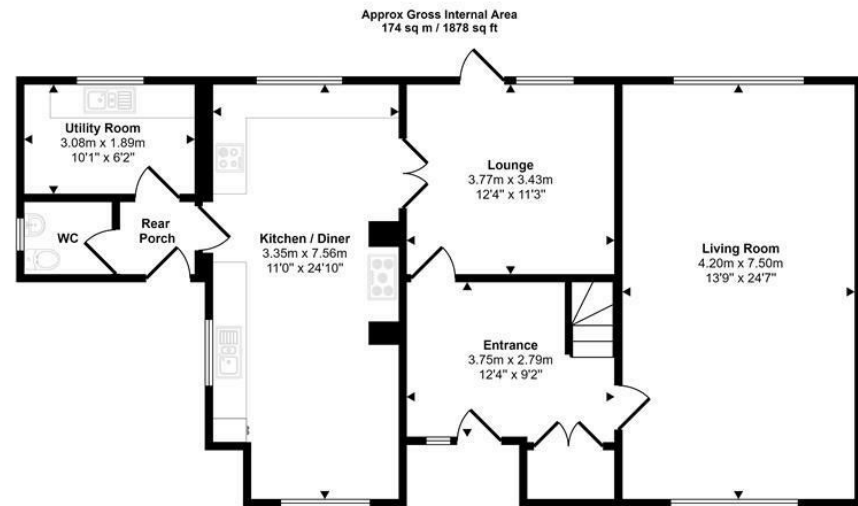




Ground Floor  
Approx 96 sq m / 1029 sq ft



First Floor  
Approx 79 sq m / 849 sq ft

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.

#### 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 E

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.

CFP/REM/08/23 OK

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**

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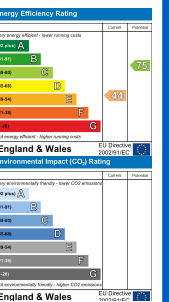


## Sisial Y Nant Pencader, Carmarthenshire, SA39 9HL

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- DETACHED OUTBUILDING
- OIL HEATING
- FOUR BEDROOMS
- OFF ROAD PARKING
- \*\* NO ONWARD CHAIN \*\*
- APPROX 0.95 ACRE PLOT
- EPC RATING: E

**Offers In Excess Of £440,000**

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**The Agent that goes the Extra Mile**





**\*\* NO ONWARD CHAIN\*\*** fantastic opportunity to purchase a property, which offers the new owners a huge amount of possibilities. Sitting in just under an acre plot not only do you have a wonderful four-bedroom house, with a beautiful garden perfect for the children to play in or to create a piece of the good life with vegetable plots but also a yard to the front and stone outbuilding complete with services. The current vendors previously ran a car garage business from the property which utilised the yard and a former building to the front (the stone building was part of this).

The property could suit so many purposes, whether you are looking to run a business from the land to the front and live on-site, without needing to compromise on your own home, looking to create a multi-generational living by converting the stone building, or simply just looking for space to park your car, boat and/or motorhome and still have a detached house with an amazing garden, this property can offer it all (subject to relevant permissions).

The property briefly comprises; an entrance hall, a living room with a wood burner, perfect for cosy nights in, a further lounge with patio doors leading out to the rear garden, an open plan kitchen/diner, a utility room and a separate WC. Upstairs offers four double bedrooms, with the master benefiting from an en suite and a family bathroom with a separate shower and bath.

Externally to the front, the property offers a gated entrance with off-road parking for multiple vehicles to the front and also benefits from side access also into the property, perfect if you wanted to create a separate entrance to the main home. To the rear of the property, there is a patio area with an amazing garden which can be enjoyed by friends and family, a perfect spot for reading the newspaper with your morning coffee or al fresco dining with the gentle sound of the stream in the background.

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 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 Dolgwlili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwlili Rd/A485, Continue to follow A485, Turn left onto B4459, Continue for 1.9 mile, The property will be on your left. What3Words Reference: ///blunders.rang.knees

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.