

# John. Francis

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NEW  
INSTRUCTION



## Craig Y Llyn, Pencarreg, Llanybydder SA40 9QQ

**Offers in the region of £285,000**

**\*\* MODERN 5 BED FAMILY HOME & LOVELY VIEWS \*\***

**Arranged On 3 Floors & Conservatory EER C 74**

**Good Sized Plot & Workshop**

**4 Miles From Lampeter**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**EJ/RO/78776/121020**

**DESCRIPTION**

**\*\* MODERN DETACHED 5 BED (EN-SUITE) HOUSE WITH LOVELY VIEWS ACROSS PENCARREG LAKE\*\***

Pleasantly and conveniently located detached family home located in the lovely Teifi Valley within the hamlet of Pencarreg, some 4 miles from the University town of Lampeter offering all the usual amenities. The property which is arranged on 3 floors affords luxury well presented family sized accommodation including large kitchen/breakfast room, benefitting from air source heating with underfloor heating to ground floor. Externally there is a large tarmac yard area to rear providing good car parking/turning area with mature lawned gardens to both front and side with useful workshop/garden store. **VIEWING RECOMMENDED!!**

**ACCOMMODATION**

The property which comprises a detached modern family home benefits from double glazed windows and electric air source heating with underfloor heating to ground floor and radiators to both first and second floors. The accommodation is arranged over three floors with 2 loft bedrooms.

**ENTRANCE HALL**

Entrance door to front, stairs to first floor with storage space under, tiled flooring, doors to:

**LIVING ROOM**

15'6 x 13' (4.72m x 3.96m)  
Two windows to front, tiled flooring, glazed double doors to:

**DINING ROOM/SNUG**

13' x 9'5 (3.96m x 2.87m)  
Attractive 'Contura' freestanding log burner stove on glass hearth, tiled flooring, opening through to:

**CONSERVATORY**

10'6 x 9'7 (3.20m x 2.92m)  
Double glazed, tiled flooring, French double glazed doors.

**KITCHEN/BREAKFAST ROOM**

17'4 x 11'10 (5.28m x 3.61m)  
Fitted with a range of modern wall and base units with worktops over, 1½ bowl single drainer sink unit with mixer tap, Rangemaster electric cooker with double oven and grill,

induction hob with fitted extractor hood over, Rangemaster American fridge/freezer, down lights, tiled flooring, door to:

**UTILITY ROOM**

10'4 x 9'1 (3.15m x 2.77m)  
Range of fitted wall and base units with worktops over, single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, walk-in cupboard housing pressurised water system, tiled flooring, double glazed external door to side.

**SHOWER ROOM**

9'8 x 3'6 (2.95m x 1.07m)  
Window to front, modern suite comprising tiled double shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled walls.

**FIRST FLOOR LANDING**

Lovely views to front, built-in airing cupboard with shelving, oak flooring, radiator, doors to:

**BEDROOM 1**

13'1 x 13' (3.99m x 3.96m)  
Lovely views overlooking Pencarreg Lake and surrounding countryside, radiator.

**BATHROOM**

10'2 x 8'11 (3.10m x 2.72m)  
Window to front, modern suite comprising tub whirlpool bath, tiled Quadrant shower cubicle, WC, vanity unit with wash hand basin and mixer tap, mirror and touch light, heated towel rail, tiled walls and flooring.

**BEDROOM 2**

17'4 x 10'7 (5.28m x 3.23m)  
Two windows to rear, radiator, door to:

**EN-SUITE SHOWER ROOM**

7'3 x 4'10 (2.21m x 1.47m)  
Comprising tiled Quadrant shower cubicle, WC, pedestal wash hand basin.

**BEDROOM 3**

13' x 11'9 (3.96m x 3.58m)  
Two windows to rear, radiator.

**SECOND FLOOR LANDING**

Doors to:

**LOFT BEDROOM 4**

13'10 x 13'1 (4.22m x 3.99m)  
Velux window, built-in under eaves storage space, radiator.

**LOFT BEDROOM 5**

13'10 x 13'3 (4.22m x 4.04m)  
Velux window, built-in under eaves cupboard, radiator.

**EXTERNALLY**

The property is set on a generous sized plot with a tarmac based driveway leading up to a spacious yard area at the rear which provides ample car parking/turning space. There is a useful

**WORKSHOP/GARDEN STORE**

of timber construction with power and lighting connected. There are mature lawned gardens to both the front and side of residence with attractive post and rail fencing. The whole commanding a delightful rural outlook across Pencarreg Lake and surrounding countryside.

**SERVICES**

We are advised mains water, electricity and drainage are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**FACEBOOK & TWITTER**

Follow us on twitter @JohnFrancisLamp or on facebook www.facebook.com/JohnFrancisEstateAgents

**TENURE**

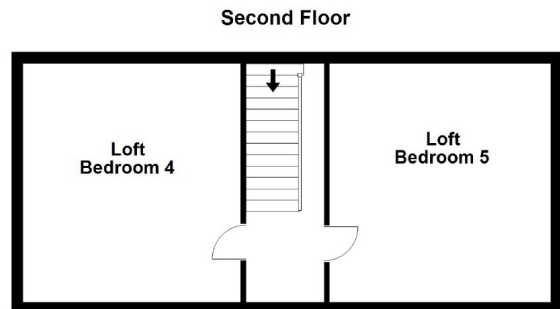
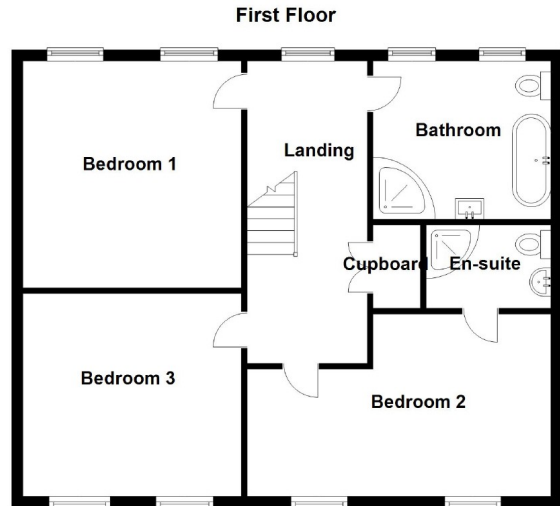
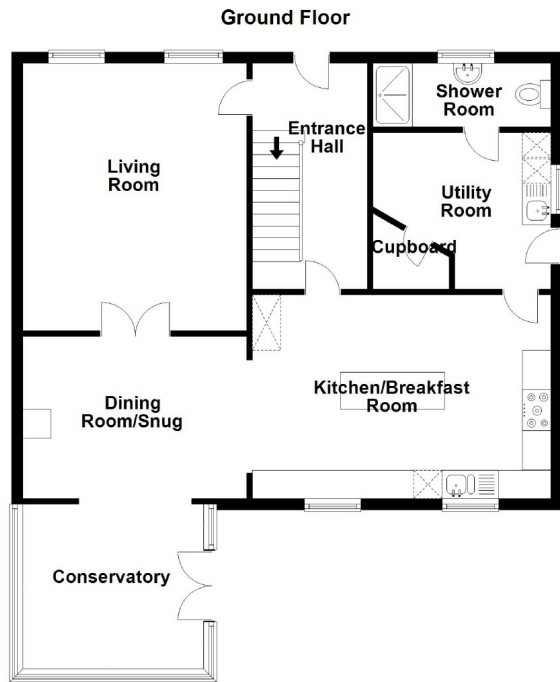
We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

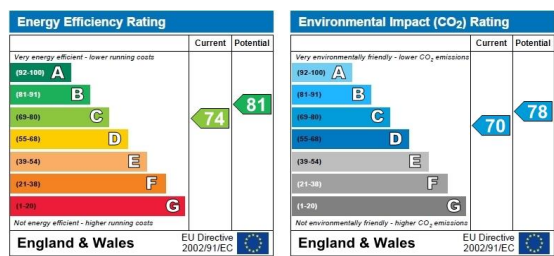
From Lampeter take the main A485 Carmarthen road and turn right at Cwmann onto the Llanybydder road. Proceed out for approximately 4 miles until arriving at Pencarreg and the property will be found on the left.



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**John.  
Francis**