



www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



5 Bro Anedd Pencader, SA39 9ET

Guide Price £329,950

Superior 4 bedroomed family home sitting on a spacious level plot with tarmac drive, rear lawned garden & integral garage. Built by a reputable local builder, this spacious property is convenient to everyday amenities & facilities & benefits further from oil central heating, uPVC double glazing & a good sized double bedrooms throughout. The property is just 20 mins distance from Carmarthen Town having a great range of further facilities along with good access to the M4 & rail transport.

Location

Conveniently located off the centre of the village of Pencader, on a relatively quiet road, only a short distance of amenities including a comparatively new Primary School, Village Stores, Public Park and Public House. The Teifi Valley town of Llandysul is a mere 5 mins drive away, while the County Town of Carmarthen is approx 20 mins distance. Being the County Town, Carmarthen offers a fantastic range of amenities including a mainline Train Station, Leisure Centre, Regional Hospital, Multi-screen Cinema etc

Description

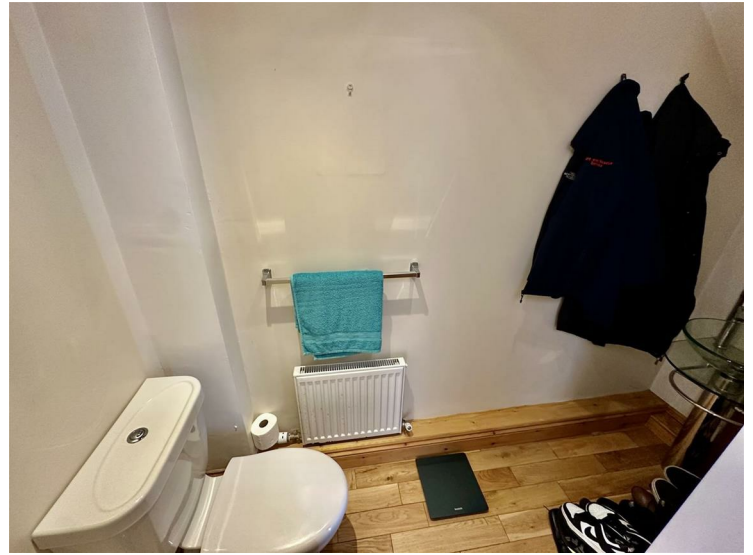
An executive family sized 4 bedroomed detached house benefitting from oil central heating & uPVC double glazing. The property is enviously spacious throughout with a quality oak fitted kitchen / diner having granite worktops, leading to a rear conservatory & good sized living room. Whilst attractive & spacious, the property is also very practical with a useful utility room, integral garage, downstairs WC along with stylish bathroom & further 2 en-suite shower room in 2 of the 4 double bedrooms this home provides. The property affords more particularly the following -

Front Entrance Door to - Spacious Reception Hallway

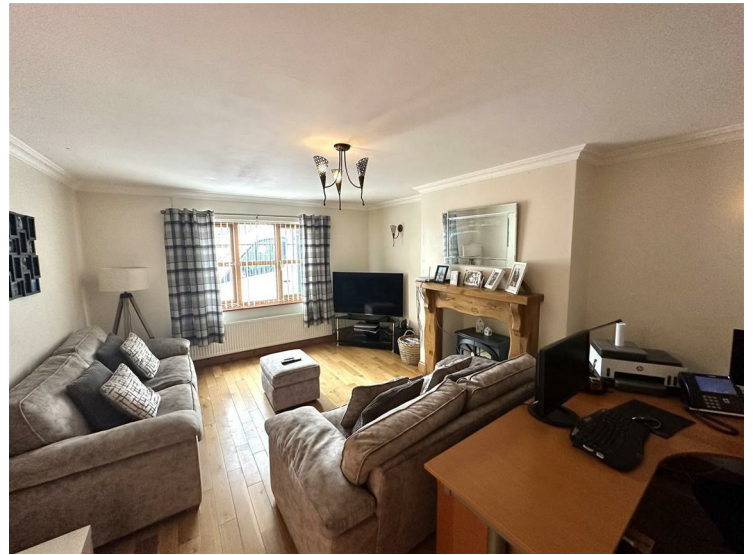


with stairs to first floor, doors to -

WC



Living Room



A spacious room for the family having fireplace with electric fire, timber flooring, double doors to -

Open Plan Kitchen / Diner



Flowing nicely into an open plan space with a good range of base & wall units, granite worktops, 'Rangemaster' built in

electric oven and 7 ring gas hob with extractor hood over, Belfast sink, space for fridge freezer, breakfast island bar, down lights, tiled flooring

Rear Conservatory



Utility Room

9'8" x 6'8" (2.95m x 2.03m)



with plumbing for automatic washing machine, space for tumble dryer, single drainer sink h/c, 'Worcester' oil boiler, part tiled, door to grounds & side & -

Integral Garage / Workshop

15'7" x 9'8" (4.75m x 2.95m)

with electric up and over door

FIRST FLOOR

Landing



with large stained glass window bringing ample light into the staircase and onto the landing, access to boarded & insulated loft space with drop down ladder, further linen & airing cupboard

Bedroom 1

17'3" x 9'7" (5.26m x 2.92m)



a spacious double bedroom with -

En-Suite

9'7" x 5'3" (2.92m x 1.60m)



having shower, WC, wash hand basin, heated towel rail & extractor fan

Bedroom 2

11'4" x 8'8" (3.45m x 2.64m)



spacious double bedroom looking onto the grounds at rear.

Bedroom 3

12'9" x 10'5" (3.89m x 3.18m)



with built in wardrobe

Master Bedroom

12'8" x 12'8" (3.86m x 3.86m)



with fitted wardrobes & -

En-Suite



with WC, wash hand basin, toiletries cabinet, shower, heated towel rail, down lights & tiled flooring.

Bathroom

11'4" x 6'6" (3.45m x 1.98m)



with large bath, WC, wash hand basin, heated towel rail, down lights & tiled flooring

Externally



A spacious level plot with walled in frontage & low maintenance lawned garden to the rear, side patio area & further -

Garden Shed



Further Grounds



Council Tax Band 'F'

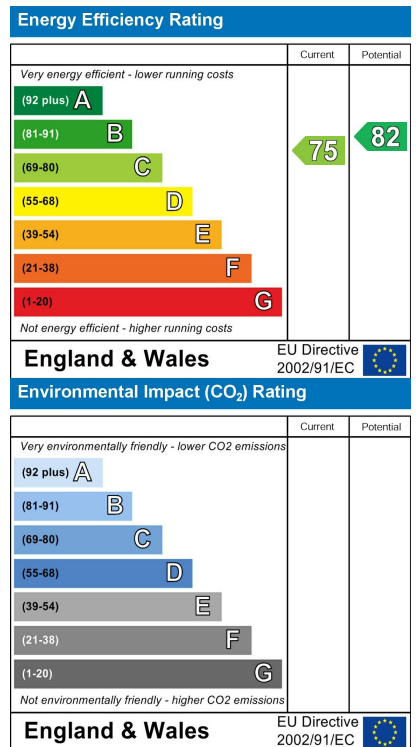
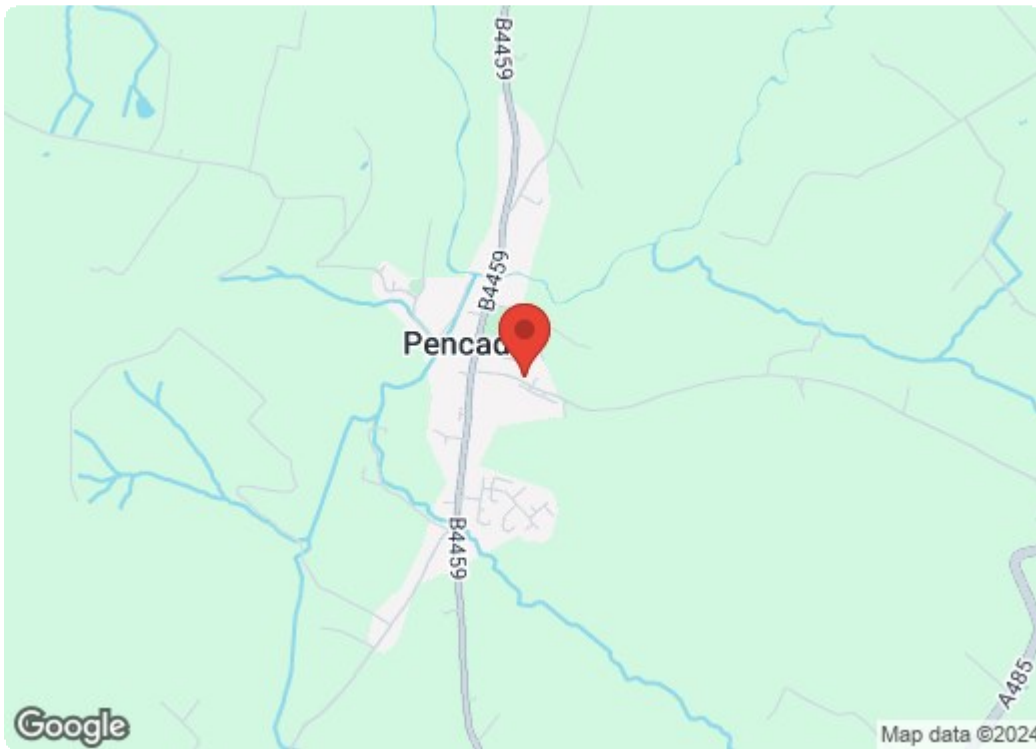
We understand the property is in council tax band 'F' with the amount payable per annum being £2958.

Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating.

Directions

What3Words: info.tree.fractions



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462