

www.evansbros.co.uk

 OnTheMarket.com

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



Greenvale Castle Road, Pencader, SA39 9BS

Offers In The Region Of £365,000

Delightful detached house with vibrant gardens & grounds - dating back to 1884, offering a blend of character and modern living. Inside, the home boasts two spacious reception rooms with several character features including a lovely wood-burning stove. The flexible accommodation includes three spacious bedrooms, ensuring comfort for family and guests alike along with 2 further loft rooms with annexe potential (stc)

For those with a penchant for hobbies or additional storage needs, the good-sized garage & further workshop offers practical solutions. The property is available chain free, making it an ideal choice for those looking to move in without delay. Convenient edge of village location, close to local amenities. 12 Miles to Carmarthen.

Location

Conveniently situated on the outskirts of the village of Pencader with a range of amenities including a comparatively new Primary School & Village Stores. The Teifi Valley town of Llandysul is a mere 5 mins drive away, while the County Town of Carmarthen is approx 20 mins away by car - mainly along the A485 Carmarthen to Lampeter Road. 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



With its pretty stone façade, the property exudes a timeless appeal that is sure to captivate any prospective buyer. Built in 1884, the accommodation is flexible with 2 reception rooms, 3 bedrooms in the main section of the property & one of the standout features of this residence is its potential for an annexe via 2 loft rooms, allowing for versatile use of the space, whether it be for extended family, guests, or even as a home office. The property benefits from oil central heating & uPVC double glazing & affords more particularly the following

Front Entrance Door to -

Kitchen / Diner

15'0" x 11'8" (4.57m x 3.56m)



A spacious kitchen with tiled flooring, a good range of base & wall units, electric hob with extractor hood over, eye level electric double oven, 1 1/2 drainer sink, plumbing for automatic washing machine, 'Eurostar' oil boiler & alcove shelving.

Dining Room

16'4" x 14'9" (4.98m x 4.50m)



A spacious & inviting room with attractive tiled flooring, fireplace with electric fire, under stairs storage cupboard, stairs to first floor & door to -

Bedroom 3 / Study

15'1" x 10'2" (4.60m x 3.10m)



Currently utilised as an office but could equally suit a further bedroom or sitting room, with character exposed stone walls, fireplace & shelving.

Living Room

22'2" x 13'1" (6.76m x 3.99m)



An impressive space with dual aspect windows & several original character features, flagstone slate floor, multi fuel cast iron burner on a slate hearth, exposed 'A' beams, exposed stone walls & stairs to mezzanine above

Mezzanine Over

currently used as storage space but with a lot of potential

Utility Room

14'7" x 9'2" (4.45m x 2.79m)

formerly being a butchers building with slate floor, external door & access on to -

Store Room

9'8" x 8'7" (2.95m x 2.62m)

with slate flooring & exposed beams, stairs to first floor

WC



with pedestal wash hand basin & toiletries cupboard

Loft Room 1

13'7" x 9'5" (4.14m x 2.87m)



With significant potential as an annexe / further accommodation (stc) with 'A' frame beams, exposed stone, storage cupboard with hot water tank & door to -

Loft Room 2

14'3" x 9'2" (4.34m x 2.79m)



with 'A' frame beam, exposed stone walls

FIRST FLOOR

Landing



with access to boarded & insulated loft space

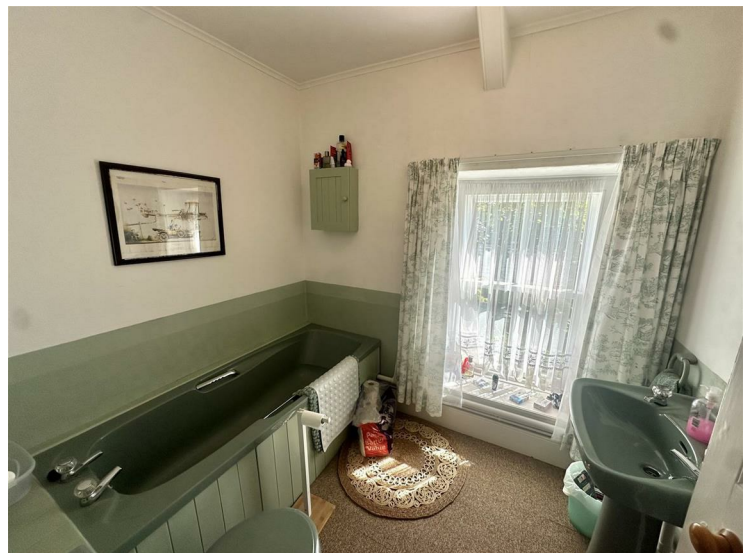
Bedroom 1

14'9" x 10'10" (4.50m x 3.30m)



A spacious room with plenty of natural light

Family Bathroom



A 3 piece suit comprising of WC, pedestal wash hand basin & bath

En-suite

14'7" x 8'4" (4.45m x 2.54m)



A very spacious walk-through suite with shower cubicle with 'Triton' electric shower, bath, WC & tiled flooring

Principle Bedroom

15'11" x 10'6" (4.85m x 3.20m)



A spacious room, again benefitting from an abundance of natural light with built in wardrobe & access to loft space

Externally



The property has delightful gardens & grounds with an orchard style garden to the front of the house laid to lawn with apple & pear trees & various vibrant plants & shrubbery within the grounds. On the other side of the quiet council road is a further garden area which extends down to the bordering stream with a garage, workshop, greenhouse & lawned gardens making it an ideal external space with ample parking.

Outhouse



currently used a log store

Pig Sty



Ideal for further storage

Garage

23'0" x 11'2 (7.01m x 3.40m)

A strong block built garage with up and over door, concrete flooring, electricity connected & upper storage if required.

Off-lying Garden



With a small fruit tree orchard and bushes along with level lawned areas that runs down to a small stream. Offering a great largely private space for relaxation & entertainment.

Dutch / Hay Barn

14'6" x 13'2" (4.42m x 4.01m)



Built of block under a corrugated iron roof with electric supply and incorporating a Cow shed. Utilised as a workshop with work benches and original Cow stores.

Greenhouse



Services

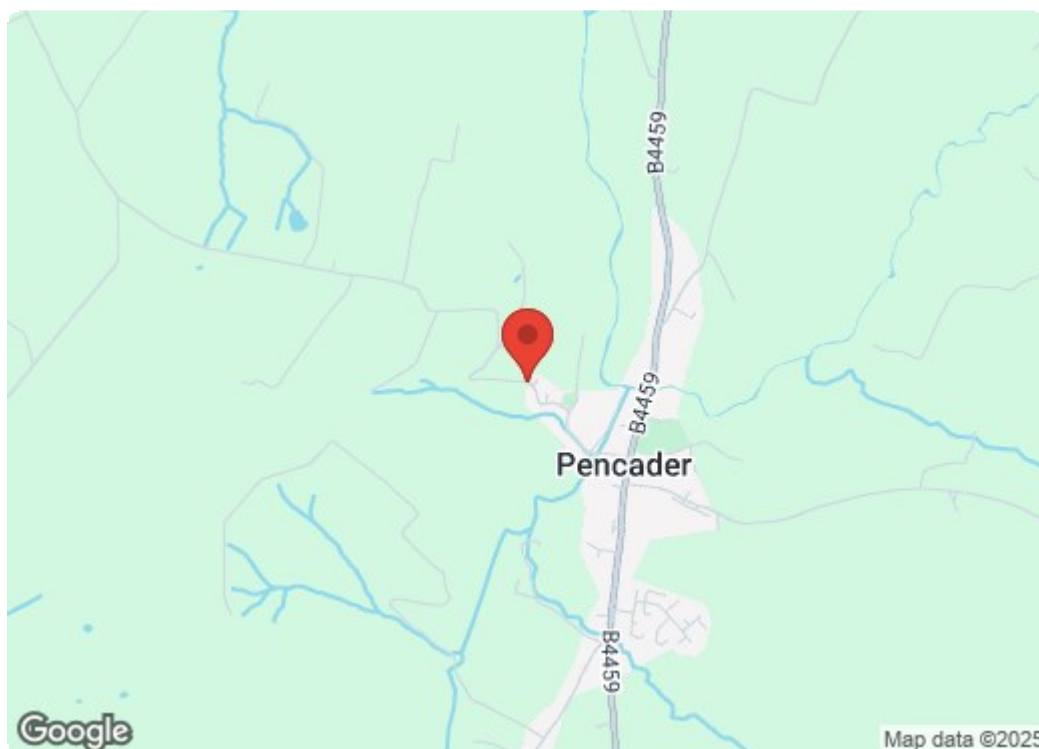
We are informed that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'F'

We understand that the property is in council tax band 'F' with the amount payable per annum being £3224 (subject to change) (source: www.mycounciltax.org.uk)

Directions

What3Words: [exonerate.pointer.forge](https://www.what3words.com/)



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		
	41	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



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

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.