



Awelon Maesycrugiau, Pencader, Carmarthenshire, SA39 9DH

Offers In The Region Of £300,000

- Attractive Period house
- Spacious garden and useful, workshop
- 4 Receptions and Kitchen
- Oil central heating
- Lovely location on fringe rural, village
- Much extended to provide versatile accommodation
- 4 Bedrooms and 2 Bathrooms

Awelon Maesycrugiau, Pencader SA39 9DH

An attractive Period house set in lovely location on the fringe of this delightful rural village standing in spacious garden with useful Workshop. The property has been extended to provide versatile accommodation with a wealth of original features. It provides: Reception Hall; Sitting Room with feature fireplace; Study; Dining Room with Multifuel stove in attractive fireplace; Lounge open plan to Garden Room; Kitchen/Breakfast with Rayburn range; Utility Room; Cloakroom; Master Bedroom with en suite Shower Room and door to balcony providing wonderful farmland views. 3 further Bedrooms and Bathroom. Upvc double glazing. Oil fired central heating. Detached workshop. Undeveloped garden.

Viewing highly recommended, book an appointment today.

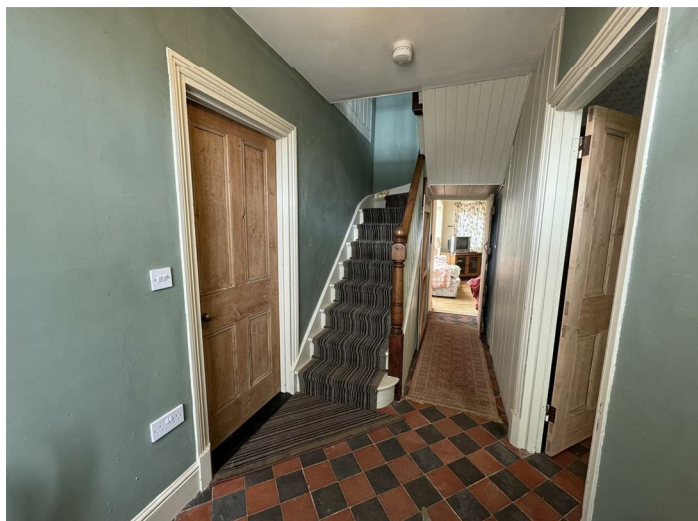
Full details to follow



Council Tax Band: E



RECEPTION HALL



16'2" x 5'5"
Attractive staircase to 1st floor. Quarry tiled floor. Under stairs cupboard. Radiator.

SITTING ROOM



14'10" x 8'7"
Open fireplace in tiled and pine surround. Radiator

STUDY / OFFICE



14'11" x 9'6"
French doors to rear garden. Access to attic. Ceiling down lighters. Wood effect floor. Radiator.

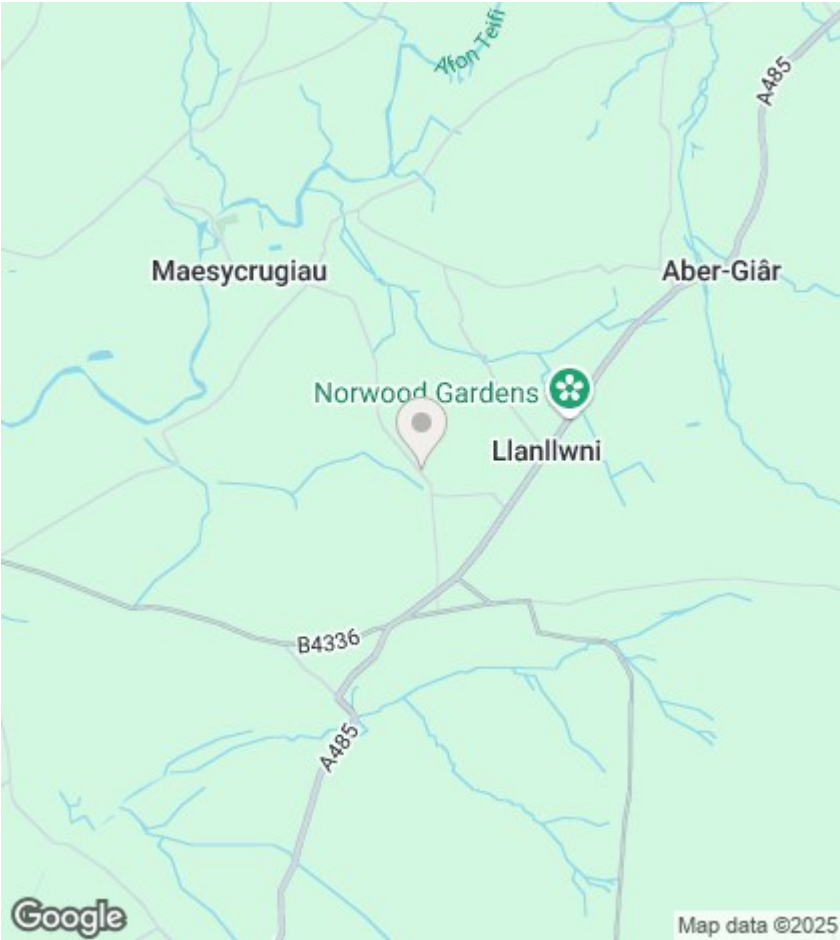
DINING ROOM



15'0" x 11'2"
Multi fuel stove on tiled hearth in painted surround. Attractive built in illuminated glazed alcoves. Wall lights. Quarry tiled floor. Radiator.







Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

