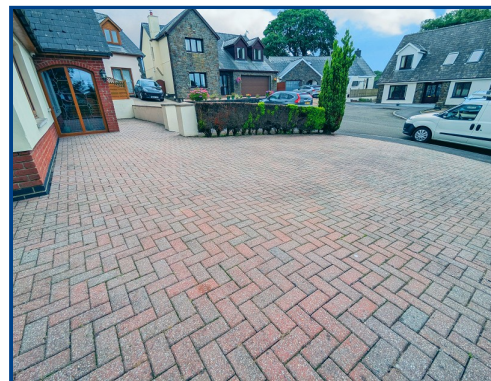
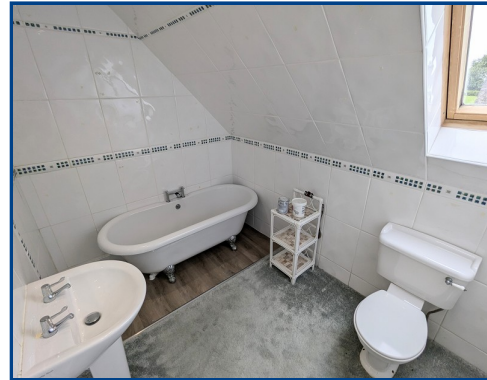
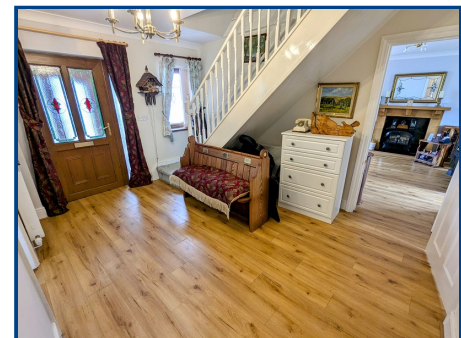
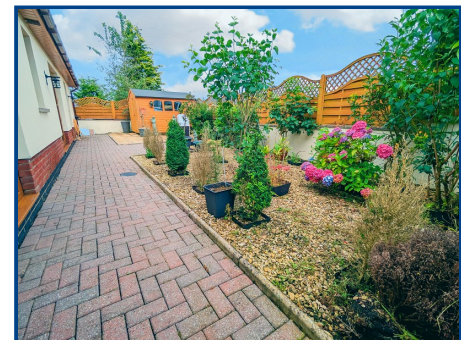


Chartered Surveyor, Valuers,
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14 Offices Across South Wales

**Green Meadow
New Inn
Pencader
SA39 9BA**

Offers In Region Of **£249,000**



- Modern Detached 3/4 Bed Dormer Property
- Pleasant Semi Rural Position & Views
- Cul De Sac Location Of Different Style Properties
- Spacious And Well Presented Accommodation
- Downstairs Bedroom & En Suite Ideal For Elderly Persons
- Two First Floor Bedrooms & Family Bathroom
- Nicely Landscaped Rear Garden to Relax And Enjoy
- Large Paved Forecourt Providing Car Parking
- Small Village & Regular Bus Route
- ****NO ONWARD CHAIN****

General Description

A modern detached 3/4 bedroom dormer property pleasantly located on a small cul de sac of different style properties within the semi rural community of New Inn. The property offers spacious well presented family sized accommodation including downstairs room with en suite, being ideally suited for extended family/elderly persons. Outside there is a large driveway/forecourt and mature landscaped rear garden/patio to relax. The property has regular bus route in the village. and is approx. 12 miles North of Carmarthen and the carriageway.

EPC Rating: D68

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

New Inn, Pencader, Carmarthenshire.

Property Description

Modern detached dormer property having a pleasant semi rural location within the small hamlet of New Inn some 250 yards off the main A485 Lampeter-Carmarthen road with regular bus route. The property offers roomy modern family sized accommodation including downstairs room with en suite facility being ideal for extended family/elderly persons.

The accommodation provides entrance porch, entrance hallway, cloakroom, modern fitted kitchen/breakfast room, downstairs bedroom, spacious living room leading through to workroom/bedroom/study with door to en suite shower room. First floor provides landing area leading to two double bedrooms and family bathroom.

Outside provides large car parking paved forecourt with paths leading to rear enclosed landscaped garden with patio areas and shrubbery, garden shed and green house being an ideal place to sit out and relax.

The village of Llanllwni is only 1.5 miles away with junior school, shop, building merchants, with the towns of Lampeter and Carmarthen approx. 11 and 12 miles respectively offering a good range of amenities and facilities

Entrance Porch

Double glazed French entrance doors, door to:

Entrance Hall (13' 06" x 10' 0") or (4.11m x 3.05m)

Stairs to first floor, timber effect flooring, radiator, under stair storage space, doors to:

Cloakroom (7' 05" x 3' 11") or (2.26m x 1.19m)

Modern suite comprising WC, wash basin, timber effect flooring, radiator, window to rear.

Kitchen/Breakfast Room (13' 10" x 11' 06") or (4.22m x 3.51m)

Modern fitted range of base and wall cupboards with timber effect worktops, 1.5 bowl sink unit with mixer tap, electric cooker range with ceramic hob and fitted hood over, fridge space, spot lighting, timber effect flooring, door to:

Utility Room (7' 07" x 5' 06") or (2.31m x 1.68m)

Fitted base and wall cupboards, work top, freezer space, plumbing for washing machine and dryer, timber effect flooring, radiator, double glazed rear exterior door.

Downstairs bedroom (12' 11" x 9' 05") or (3.94m x 2.87m)

Window to front, range of fitted wardrobes with sliding doors, radiator.

Living Room (21' 03" x 13' 08") or (6.48m x 4.17m)

Most spacious room with ornate timber fireplace and surround with marble effect inset, radiator, timber effect flooring, French double glazed doors to rear garden, wall lighting, access through to:

Bedroom / Reception (10' 09" x 9' 03") or (3.28m x 2.82m)

Ideally suited as bedroom/workroom/study with double glazed sliding patio doors to front, wall lighting, radiator, window to side, door to:

Ensuite Shower Room (9' 04" x 6' 06") or (2.84m x 1.98m)

Large walk in double shower cubicle with dual head, fitted base cupboards, heated towel rail, oil fired central heating boiler, timber effect flooring, double glazed rear exterior door.

First Floor Landing

Doors to:

Bedroom 2 (15' 04" x 13' 08") or (4.67m x 4.17m)

Dormer window to rear with pleasant views, 2 radiators, window to front.

Bathroom (9' 01" x 6' 08") or (2.77m x 2.03m)

Modern suite comprising roller top bath with mixer tap, WC, wash basin, heated towel rail, fully tiled walling, spot lighting, Velux style window.

Bedroom 3 (14' 01" x 13' 10"Max Max) or (4.29m x 4.22m Max)

Radiator, built in under eaves storage space, window to rear.

Outside

Large paved driveway/forecourt providing excellent car parking space with conifer hedging, paved pathways with garden gates leading to rear enclosed landscaped private garden, being an ideal place to sit out and relax comprising decorative stone area with shrubbery, garden shed and green house.

Planning

We have been informed that planning consent for residential development has been granted in the past on the land immediately to the rear of the property. We would advise that potential buyers make their own enquiries directly with Carmarthenshire planning department- W/22520

Broadband and Mobile phone

Broadband is available in the area. Mobile phone signal is deemed to be good in the area, please check with your network provider for further information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating and double glazing.

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen, take the A485 North signposted Lampeter and continue on for some 12 miles travelling through the villages of Peniel, Rhydargaeau, Pontarsais, Alltwalis and Gwyddgrug until arriving at the village of New Inn. Proceed through and take a left turning at small crossroads in the village, and proceed on this lane for approx 250 yards and the entrance leading into the estate can be seen on the left. Proceed up through the estate and the property will be found further up on the left.

