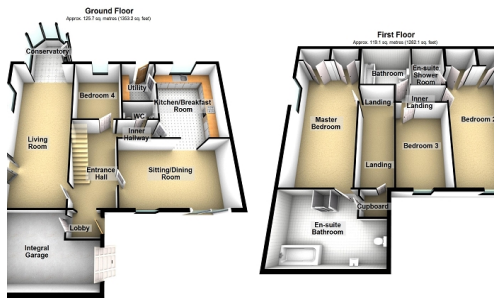


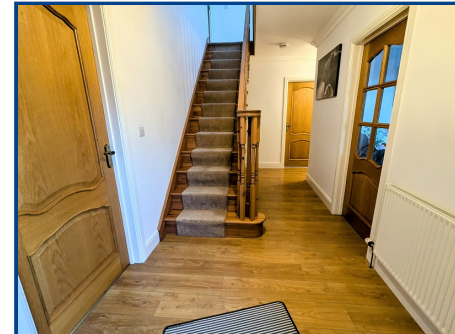
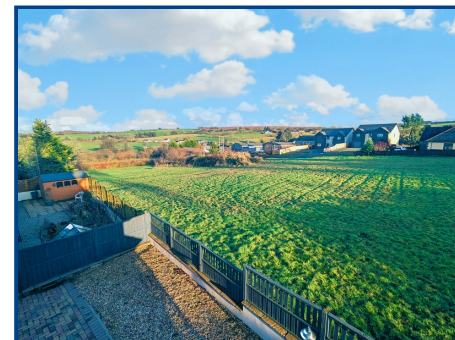


**Chartered Surveyor, Valuers,
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12 Offices Across South Wales



New Inn Pencader Carmarthenshire.

Offers In Region Of **£339,000**



- Luxury Modern Detached 4 Bed (2 En Suite) Family Home
- Spacious & Well Presented Accommodation
- Deceptively Spacious - Early Viewing Advised
- Cul De Sac Location Of Different Style Properties
- 26' Long Living Room & Conservatory
- Hall, 2 Rec Rooms, Kitchen, Downstairs Bed, Utility, Conservatory
- 3 First Floor Beds (2 En Suite) & Family Bathroom
- Good Sized Corner Plot & Lovely Landscaped Garden
- Car Parking Paved Drive & Integral Garage
- Only 20 Minutes Drive To Carmarthen

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.

General Description

A modern detached dormer style 4 bedroom (2 en suite) family home pleasantly located on a small cul de sac of different style properties within the semi rural community of New Inn. The property offers deceptively spacious well presented family sized accommodation including 26' long living room, conservatory and downstairs bedroom. Outside there is a paved driveway and good sized 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: C69

Tel: **01267 230 645**

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

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

New Inn, Pencader, Carmarthenshire.

Property Description

A luxury modern detached 4 bedroom dormer family home of which viewing is highly recommended to fully appreciate what's on offer. The property has 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 deceptively spacious modern family sized accommodation ready for immediate occupation including downstairs fourth bedroom and conservatory.

The accommodation provides entrance lobby, entrance hallway, cloakroom, modern fitted kitchen/breakfast room, downstairs bedroom, spacious 26' long living room leading through to sun room/conservatory with pleasant views across the garden. First floor provides landing area leading to three double bedrooms with two en suite facilities and family bathroom.

The property benefits from a good sized corner plot with car parking paved forecourt leading to integral garage, with paths leading to rear enclosed landscaped garden with patio areas and shrubbery with pleasant rural views, 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 Lobby

Double glazed front entrance door, timber effect flooring, door to integral garage, access through to:

Entrance Hall (15' 01" x 6' 09") or (4.60m x 2.06m)

Solid timer staircase to first floor, under stair storage space, timber effect flooring, radiator, door to:

Cloakroom (5' 10" x 3' 03") or (1.78m x 0.99m)

Modern suite comprising WC, wash basin, radiator.

Bedroom (11' 04" x 8' 10") or (3.45m x 2.69m)

Radiator, window to rear, ideal as study/office.

Sitting Room / Dining Room (19' 09" x 11' 05") or (6.02m x 3.48m)

Sliding double glazed patio doors to front, wall mounted electric plasma style fire, timber effect flooring, radiator, access through to:

Kitchen / Breakfast Room (14' 11" x 11' 05") or (4.55m x 3.48m)

Modern range of fitted base and wall cupboards with sink unit, built in eye level electric oven, gas hob with hood over, radiator, tiled flooring, door to:

Utility Room

Range of fitted base and wall cupboards with sink unit, plumbing for washing machine and dryer, fridge space, radiator, double glazed rear exterior door.

Living Room (26' 10" x 13' 01") or (8.18m x 3.99m)

A most spacious and airy room ideal for family entertaining with timber effect flooring, wall mounted electric plasma style fire, French double glazed doors to side garden area, beamed ceiling, access through to:

Conservatory (9' 08" Max x 7' 10") or (2.95m Max x 2.39m)

Fully double glazed with French entrance doors to rear patio and garden, spot lighting, 2 radiators.

First Floor Half Landing (11' 10" x 6' 04") or (3.61m x 1.93m)

Spacious landing area with built in under eaves store cupboard, Velux style window, radiator, doors to:

Master Bedroom (17' 06" x 13' 05") or (5.33m x 4.09m)

Most spacious room with range of built in wardrobes, window to side with lovely views, radiator, door to:

En-Suite Bathroom (15' 06" Max x 14' 06") or (4.72m Max x 4.42m)

Modern suite comprising Whirlpool bath with shower attachment over, vanity unit with wash basin, WC, shower cubicle, built in store cupboard, half tiled walling, tiled flooring, heated towel rail/radiator, spot lighting.

Bedroom 2 (13' 06" Max x 9' 05") or (4.11m Max x 2.87m)

Window to front, radiator, built in wardrobes, door to:

En-Suite Shower Room (6' 05" x 6' 03") or (1.96m x 1.91m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, tiled flooring and walls, Velux style window, radiator.

Bedroom 3 (13' 06" Max x 9' 05") or (4.11m Max x 2.87m)

Radiator.

Bathroom (8' 11" x 6' 02") or (2.72m x 1.88m)

Modern suite comprising Whirlpool bath,WC, wash basin, Velux style window, radiator, tiled flooring and walling.

Outside

The property benefits from a good sized corner plot with paved car parking driveway leading to garage. Nicely presented raised garden to rear with lawn areas, bushes, shrubs with paved patio ideal for family relaxation and entertaining, further garden to side with decorative stone, oil tank, enclosed with timber fencing and backing onto open countryside.

Integral Garage (19' 07" x 11' 01"Max Max) or (5.97m x 3.38m Max)

Electrically operated door, oil fired boiler, door to hallway.

Planning Permission

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

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please contact your network provider for further information.

Services

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

Council Tax

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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 in the corner.

