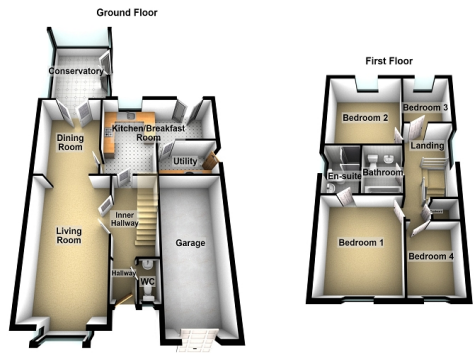




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**33 Pantyfedwen
Peniel
Carmarthen
Carmarthenshire.**

Price £1,095 Monthly



- Available For Let - Minimum 6 months - Viewing Recommended
- Popular and convenient village location - only 5 minutes drive from Carmarthen & Glangwili Hospital
- Hall, 2 Reception Rooms, Kitchen, Conservatory, Utility
- First Floor provides 4 beds (En Suite) and Bathroom
- Mature garden to relax and enjoy
- Garage and driveway with ample car parking space
- Backing onto farmland with lovely views
- BOND - £1195, HOLDING FEE - £100, COUNCIL BAND TAX -E

General Description

**** AVAILABLE FOR LET **** - A modern detached 4 bedroom family home conveniently located within the popular village of Peniel being only 1.75 miles from Carmarthen town and Glangwili Hospital. Affords well presented accommodation including 2 reception rooms, modern fitted kitchen and conservatory with gas fired central heating. Outside there are mature gardens to rear, backing onto open countryside, with garage and car parking driveway.

EPC Rating: D64

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

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Professional Services

Our 12 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.

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Tel: **01267 230 645**

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

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

Pantymfedwen, Peniel, Carmarthen, Carmarthenshire.

Property Description

A conveniently positioned modern detached 4 bedroom (en suite) family home located on a cul de sac estate within the popular village of Peniel, with junior school and regular bus route, being only 1.75 miles from Glangwili Hospital. The property is well presented throughout, benefiting from gas fired central heating and double glazed windows.

The accommodation provides hallway, cloakroom, 2 reception rooms, conservatory, kitchen/diner, utility room, with the first floor providing 4 bedrooms, one with en suite facility, and family bathroom. Outside there are mature gardens to rear with lawn areas, shrubbery, bushes and decking/patio area to relax and enjoy, forecourt and driveway leading to garage providing good car parking space.

The popular village of Peniel provides junior school and regular bus route. The town of Carmarthen and Glangwili Hospital being only 5 minutes drive away offering a wide range of amenities including modern shopping centre and cinema, secondary schooling, University campus, rail station and the carriageway giving easy access to the M4 connection at Cross Hands.

Entrance Hall

Front entrance door, stairs to first floor, radiator, doors to:

Cloak Room (6' 04" x 2' 07") or (1.93m x 0.79m)

WC and wash basin.

Living Room (18' 01" x 10' 11") or (5.51m x 3.33m)

Most spacious room with bay window to front, fireplace with gas fire, radiator, double doors through to:

Dining Room (11' 10" x 9' 03") or (3.61m x 2.82m)

Radiator, double doors through to:

Conservatory (13' 05" x 10' 0") or (4.09m x 3.05m)

Fully double glazed, doors to rear garden.

Kitchen/Dining Room (17' 0" x 11' 06") or (5.18m x 3.51m)

Fully fitted range of base and wall cupboards, sink unit, electric oven and hob with fitted hood over, small breakfast bar, dining area with French doors to rear garden, door to:

Utility Room (7' 11" x 5' 0") or (2.41m x 1.52m)

Fitted base cupboard with sink unit, fitted work top with plumbing and space for washing machine, side exterior door.

Pantymfedwen, Peniel, Carmarthen, Carmarthenshire.

First Floor Landing

Radiator, doors to:

Bedroom 1 (12' 01" x 10' 11") or (3.68m x 3.33m)

Window to front, radiator, fitted wardrobes, door to:

En-Suite Shower Room (6' 08" x 5' 06") or (2.03m x 1.68m)

Modern suite comprising shower cubicle, WC and wash basin, tiled walls.

Bedroom 2 (10' 10" x 9' 06") or (3.30m x 2.90m)

Window to rear, fitted wardrobes, radiator.

Bedroom 3 (8' 0" x 7' 04") or (2.44m x 2.24m)

Window to rear, radiator, wardrobe and chest of drawers.

Bedroom 4 (8' 09" x 6' 06") or (2.67m x 1.98m)

Window to front, radiator.

Bathroom (6' 09" x 5' 07") or (2.06m x 1.70m)

Modern suite comprising bath, wash basin and WC.

Outside

The property benefits from a generous sized corner plot with car parking driveway for 2 cars leading to garage with up and over door, oil fired boiler (newly installed August 2026). Paths to both sides leading to mature rear garden with lawn area to relax and enjoy with shrubbery, bushes and decking/patio area at rear. The whole backing onto open countryside with lovely rural views enjoyed.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Council Tax

E

Directions

From Carmarthen proceed on the main A485 Lampeter Road and continue on for approx 2.5 miles until arriving at Peniel. Proceed up through the village and take a right turning signposted Pantymfedwen estate. Proceed through the estate and bear left further down and the property will be found in the corner.

