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



**Eurlon Pencader, SA39 9AD**

**Asking Price £299,950**

A very well-presented three-bedroom detached bungalow situated on the edge of the village of Pencader, offering comfortable and versatile accommodation ideal for families or those seeking an excellent retirement property. The property benefits from a tarmacadam driveway providing ample off-road parking, a delightful conservatory overlooking the attractive, well-maintained & low-maintenance grounds to the front & a private terraced rear patio garden & outhouses / workshops. Conveniently located within easy reach of local amenities while enjoying a peaceful village-edge setting, this appealing bungalow is ready for immediate occupation and early viewing is highly recommended.

## Location



Conveniently situated on the edge of the semi-rural village of Pencader, nestled in the heart of the Carmarthenshire countryside, offering a range of everyday amenities including a convenience store, primary school, public house, takeaway, and regular bus services. The larger market town of Carmarthen, approximately 12 miles to the south, provides an extensive range of shopping, leisure and educational facilities, together with mainline rail services and access to the A48/M4 corridor. The popular Teifi Valley towns of Llandysul and Newcastle Emlyn are also within easy reach, while the stunning Cardigan Bay coastline and its award-winning beaches can be reached in around 30 minutes by car.

## Description



Attractively situated, elevated & set back from the road this 3 bedroomed detached bungalow with the benefit of oil fired central heating & uPVC double glazing would make the ideal family home or retirement property with low maintenance yet spacious grounds. The property is in good order throughout & affords more particularly the following -

## Front Entrance Door to -

## Entrance Porch



with feature stained glass uPVC double glazed door & windows

## Reception Hallway



A spacious hallway to the property with storage cupboard & doors to -

## Living Room

19'8" x 12'9" (5.99m x 3.89m)



with electric fire & tiled hearth with timber surround

## Conservatory

15'5" x 10'2" (4.70m x 3.10m)



A delightful conservatory providing a bright and versatile additional reception space, flooded with natural light through its extensive glazing. Enjoying pleasant views over the front garden, this inviting room offers the perfect setting for relaxing, entertaining, or dining throughout the year, with direct access to the outside creating an excellent connection between the home and garden, with tiled floor & patio doors either side.

## Dining Space



with attractive herringbone flooring, archway through to -

## Kitchen

12'6" x 11'6" (3.81m x 3.51m)



A spacious kitchen with a great range of base & wall units, attractive electric cooker with 7 ring gas hob & extractor double fan over, 1 1/2 drainer sink, built in fridge & dishwasher, part tiled, spotlights, herringbone flooring & tongue & groove ceiling.

### Utility Room

11'8" x 6'7" (3.56m x 2.01m)



with rear entrance door, 'Worcester' oil fired boiler, single drainer sink, base & wall units, tongue & groove ceiling, door to -

### Garage / Workshop

19'4" x 13' (5.89m x 3.96m)



with 'Hormann' electric up & over garage door, overhead storage, rear window, potential as workshop space for those with DIY interests.

### Inner Hallway

### Airing Cupboard

### Bedroom 1

10' x 9'5" (3.05m x 2.87m)



with built in wardrobes

### Bedroom 2

17'4" x 8'6" (max) (5.28m x 2.59m (max))



with built in wardrobes

### Bedroom 3

13'9" x 8'9" (4.19m x 2.67m)



with built in wardrobes

### Bathroom

9'7" x 9'3" (2.92m x 2.82m)



Being a fully tiled contemporary suite with bath & shower over & further accessible shower quadrant enclosure, WC, pedestal wash hand basin with toiletries cabinet & heated towel rail



### Externally



The property is approached via an attractive double-gated entrance with a walled frontage, opening onto a generous tarmac and gravelled driveway providing ample off-road parking. The beautifully maintained grounds are a true feature of the property, with vibrant, mature shrubbery and well-stocked borders creating a colourful and welcoming setting throughout the seasons. A charming feature well adds character and appeal, while paved walkways meander through the landscaped gardens, connecting the various outdoor spaces. To the rear, a private elevated patio provides the perfect BBQ and entertaining area, offering a peaceful retreat for al fresco dining and relaxation. The gardens have been lovingly cared for and are presented to an exceptionally high standard, enhancing the overall appeal of this delightful property.

## External WC



with wash hand basin

## Store Shed

adjacent to the external WC

## Workshop / Kennels

22'9" x 8'8" (6.93m x 2.64m)

Being of traditional block built construction & with 3 kennel type block enclosures therein.

## Workshop



## Greenhouse



## Terraced Garden



### **Front Tarmacadam Driveway**



providing ample parking & turning space

### **Feature Well**



### **Services**

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating. Full fibre broadband available (subject to any connection charges).

### **Council Tax Band 'E'**

### **Directions**

What3Words: roaring.thin.mush



| Energy Efficiency Rating                                                                         |  | Current                 | Potential     |
|--------------------------------------------------------------------------------------------------|--|-------------------------|---------------|
| Very energy efficient - lower running costs                                                      |  | <div>62</div>           | <div>94</div> |
| (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                                                      |  |                         |               |
| England & Wales                                                                                  |  | EU Directive 2002/91/EC |               |
| <div></div> |  |                         |               |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                   |  |                         |               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions                                  |  |                         |               |
| England & Wales                                                                                  |  | EU Directive 2002/91/EC |               |
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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.,  
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