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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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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Peniel
Carmarthen
Carmarthenshire
SA32 7HS

Offers In Region Of **£399,000**











- ** NO ONWARD CHAIN ** - Ideal Country Living
- Quiet Rural Spot & Stunning Countryside Views
- * FIRST TIME ON THE OPEN MARKET FOR 50 YEARS*
- Extended Detached 4 Bed Family Home & Potential
- ' Upside Down House' & Super Views From First Floor
- Well Proportioned Family Sized Living
- Requires Some Modernisation/Upgrading Works
- Car Parking Drive & Double Garage And Garden
- Balcony Patio Taking Advantage Of Glorious Views
- Only 3 Miles From Carmarthen & Carriageway

General Description

EPC Rating: F

** NO ONWARD CHAIN ** - A delightfully positioned detached 4 bedroom family home located amidst beautiful rural surroundings with stunning all round views being only 0.7 mile from the popular village of Peniel, and some 3 miles from Glangwil Hospital and Carmarthen. The property is an upside down style house requiring some modernisation works with miles of countryside views. Outside offers driveway with balcony area taking advantage of the views, double garage and mature garden with Summer house.

Peniel, Carmarthen, Carmarthenshire, SA32 7HS

Property Description

** FIRST TIME ON OPEN MARKET FOR NEARLY 50 YEARS ** - A spacious detached 4 bedroom family home with stunning countryside views set in a lovely rural location adjoining a quiet country roadway close to the village of Peniel. This spacious extended property offers well proportioned family sized accommodation including four bedrooms and two reception rooms and offers excellent potential for modernisation and improvement. With generous accommodation, a versatile upside-down layout and far-reaching views across miles of beautiful countryside, this is a property with plenty to offer.

The first floor takes full advantage of the elevated position, with stunning panoramic views across the surrounding rural landscape and an abundance of natural light. The existing accommodation provides ample space for family living, while the property would benefit from some modernisation, presenting an exciting opportunity for a new owner to create a home perfectly suited to their own tastes and requirements. The accommodation provides on the ground floor - entrance hall, cloakroom, shower room, 3 large bedrooms and family bathroom. First floor provides spacious living room commanding delightful far reaching views, kitchen/breakfast room and adjacent dining room leading to outside balcony again enjoying superb views, utility room and home office or another bedroom.

Externally, the property benefits from a private driveway providing ample car parking, leading over to large double garage. Mature garden to the rear with patio area to relax and enjoy the peace and quiet. The peaceful surroundings provide a wonderful balance of countryside living while remaining conveniently located just approximately 3 miles from Carmarthen, which offers a wide range of amenities and facilities including the M4 connection

Entrance Hall

Double glazed entrance door, stairs to first floor, 2 radiators, doors to:

Separate WC (6' 10" x 3' 06") or (2.08m x 1.07m)

With WC and wash basin.

Shower Room (6' 01" x 2' 11") or (1.85m x 0.89m)

Fully tiled shower cubicle, heated towel rail, fully tiled walls.

Bedroom 1 (16' 03" Min x 14' 07") or (4.95m Min x 4.45m)

Most spacious room with range of fitted wardrobes, dressing area with sink unit, 2 radiators, windows to front.

Bedroom 2 (17' 02" x 11' 02") or (5.23m x 3.40m)

Windows to front, radiator.

Bathroom (12' 07" x 10' 05"Max Max) or (3.84m x 3.18m Max)

Comprising corner bath with seat, WC, Vanity unit with tiled work top and sink unit with mirror and light, bidet, radiator, heated towel rail.

Bedroom 3 (19' 00" x 13' 11"Max Max) or (5.79m x 4.24m Max)

Angled wall to one side, radiator, Vanity unit with sink.

First Floor Landing

Open tread staircase from ground floor with solid glass doors to:

Living Room (25' 01" Max x 16' 0") or (7.65m Max x 4.88m)

Most spacious room ideal for large families with double aspect windows taking advantage of the superb views on offer, reconstituted stone fireplace and surround with side display plinths/shelf, 3 radiators.

Home Office / Bedroom 4 (11' 10" Min x 9' 04") or (3.61m Min x 2.84m)

Window to front, radiator.

Peniel, Carmarthen, Carmarthenshire, SA32 7HS

Dining Area (14' 03" x 11' 07") or (4.34m x 3.53m)

Sliding patio doors to outside balcony area with stunning views, radiator, access through to:

Kitchen/Breakfast Room (14' 03" x 13' 05") or (4.34m x 4.09m)

Range of fitted base and wall cupboards with sink unit, breakfast bar, built in electric double oven, ceramic hob with fitted hood over, Karndean wooden flooring, built in fridge, window to rear with delightful views, sliding patio doors to rear balcony again with super views, door to:

Utility Room (11' 09" Max x 9' 01") or (3.58m Max x 2.77m)

Angled wall to one side, plumbing for washing machine and dryer, radiator, fitted work top, built in airing cupboard with shelving.

Outside

The property which benefits from a mostly level plot with vehicle entrance leading into spacious side forecourt providing good parking for several cars. Double garage - 17' x 16'1 with electric up and over door, large patio area with stairs leading up to balcony/patio area to relax and enjoy the wonderful views on offer across open countryside 'as far as the eye can see' with access to useful outside walk in store room. Small garden areas to front and side of property with steps leading up to further garden at rear with lawn, shrubbery, conifers, flower beds leading through to patio with Summer house. The property is surrounded by beautiful Welsh countryside ideal for those seeking the 'peace and quiet' yet being easily accessible to amenities.

Broadband and Mobile phone

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

Services

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

Tenure

Freehold

Directions

From Carmarthen proceed on the main A485 Lampeter road and continue up for approx. 2 miles until arriving at the village of Peniel. Proceed through the village and take the first left turning alongside modern detached houses. Continue down this lane for approx. 0.7 mile and the property will be found further along on the left.






