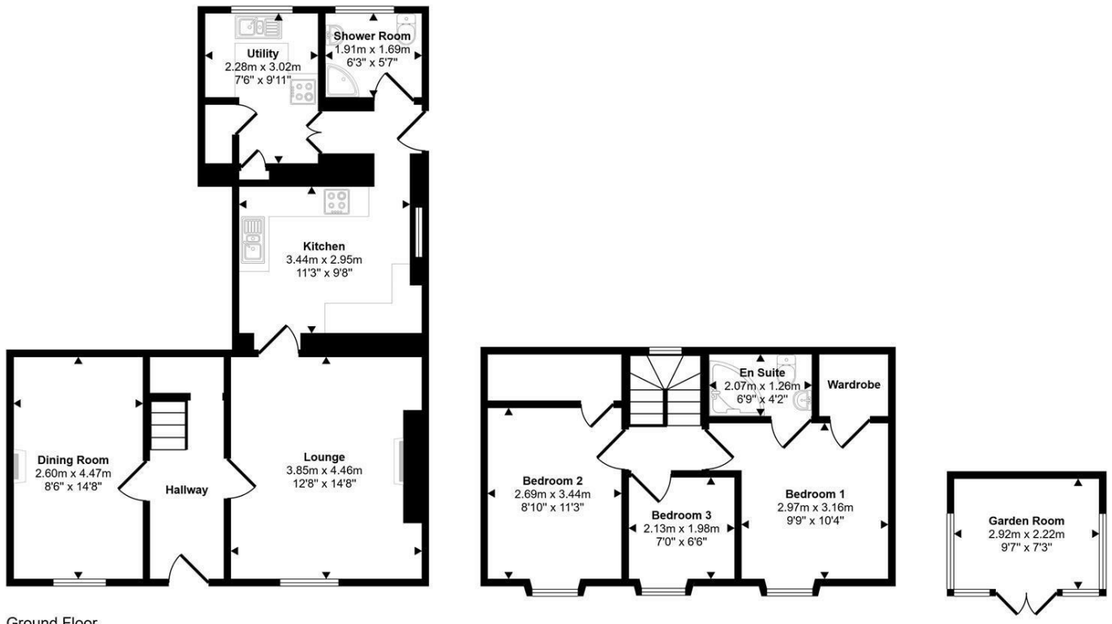
Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 64 sq m / 690 sq ft

First Floor
Approx 37 sq m / 402 sq ft

Garden Room
Approx 6 sq m / 70 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: CPF / LLE/ JUL/ 25/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

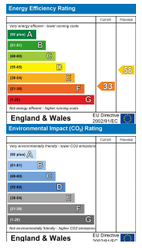
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

Glendale Pencader, Carmarthenshire, SA39 9AD

- DETACHED HOUSE
- OFF ROAD PARKING
- SUMMER HOUSE
- NO CHAIN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TIERED GARDEN
- BEAUTIFULLY PRESENTED
- EPC RATING: F



O.I.R.O £230,000

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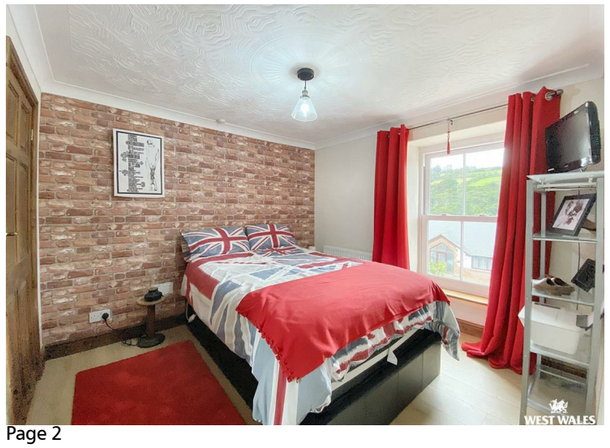
The Agent that goes the Extra Mile



This beautifully renovated detached family home offers an abundance character. Lovingly updated by the current vendors, this home blends traditional charm with thoughtful modern touches throughout. The property ideal for those seeking a characterful yet practical home in a desirable setting. Set in a popular village of Pencader, there are local amenities just a short drive away. The property is also conveniently located, benefitting from excellent road links and easy access to the coast. Viewing is highly recommended.

On the ground floor, the entrance hall leads to a cosy sitting/dining room with wooden flooring and wood burning stove. The second reception room, currently used as a lounge, features a character stone wall and a further fireplace. The modern gloss kitchen offers fitted wall and base units with space for appliances and a breakfast bar; while the adjoining utility room provides added convenience. The ground-floor shower room is fitted with a modern white suite.

Upstairs, the master bedroom benefits from an en suite and a generous walk-in wardrobe. Bedroom two also features its own walk-in wardrobe, and bedroom three offers a flexible space suitable for a nursery, home office, or guest accommodation. A boarded loft space provides great additional storage.

Outside, the front garden includes a gravelled area with access to the main entrance, and a private side driveway allows for off-road parking. The rear garden is arranged over two levels: the lower tier includes a raised patio perfect for outdoor dining, a garden shed, and seating area. Steps lead to the top tier, where you'll find a decked area, lawn, and a summer house- ideal spot for entertaining, dining alfresco, or unwinding on a quiet evening.

The village of Pencader is situated 10.2 miles north of Carmarthen and is only 30 mins drive to the coast. The village benefits from village shops, cafe, pubs and a primary school. The towns of Llandysul, Llanybydder and Lampeter are also in easy reach.

DIRECTIONS

From our office on Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwili Rd/A485, Continue to follow A485, then turn left onto B4459. Continue through the village, and just before you leave the village the property is on the right.
what3words digests.deflection.diary

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.