

NEW
INSTRUCTION



Dolawel, Pencader SA39 9BP

Offers in the region of £215,000

**** DETACHED 2 BED HOUSE & RIVERSIDE LOCATION ****
Spacious Loft Room Potential for 3rd Bedroom (stc) EER E43
Kitchen/Diner & 2 Rec Rooms
Rear Gardens & Parking
Small River Boundary

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EJ/WJ/78857/290321

DESCRIPTION

**** DETACHED 2 BED HOUSE & LOVELY RIVERSIDE SETTING - POPULAR VILLAGE LOCATION WITH NO ONWARD CHAIN ** EER E43**

A modern detached 2/3 bedroomed house adjoining a quiet bye road within the village of Pencader which offers shop/general stores, regular bus route, junior school. The property affords spacious accommodation but does require complete modernisation works with large kitchen/diner, 2 reception rooms and useful converted loft room, which could provide another bedroom if required (stc). Outside there are rear garden areas including patio and lawns with car parking space (access from shared side lane) and benefits from a delightful riverside setting. The larger town of Carmarthen is approx 14 miles away offering a good range of amenities and facilities.

ACCOMMODATION

The property which comprises a modern detached house of traditional construction with rendered elevations lying under a slated roof and benefiting from oil fired central heating system and double glazed windows. The dwelling benefits from a useful converted loft room on the second floor which could be ideally be used as a third bedroom if required (subject to the necessary planning consent required). The accommodation provides as follows:

ENTRANCE HALL

Entered via half glazed door to front, radiator, tiled floor, doors to;

KITCHEN/DINER

19'6 x 11'5 (5.94m x 3.48m)
Fitted with a range of wall and base units with worktop over, centre island with tiled worktop, single drainer sink

unit with mixer tap, tiled floor, oil fired central heating boiler (not tested), space for cooker and fridge, plumbing and space for washing machine, radiator, rear exterior door, built-in larder/store cupboard, double aspect windows.

RECEPTION ROOM

11'5 x 9'11 (3.48m x 3.02m)
Window to front, radiator, archway leading through to;

LIVING ROOM

12'7 x 12' (3.84m x 3.66m)
Attractive pine fireplace and surround with open fire and grate, built-in alcove shelving, radiator, 2 windows to rear.

FIRST FLOOR LANDING

Access to loft room, window to rear, doors to;

BEDROOM 1

10'2 x 9'10 (3.10m x 3.00m)
Window to rear with lovely views overlooking river, radiator.

BEDROOM 2

12'3 x 8'3/10'2 (3.73m x 2.51m)
Window to front, radiator.

BATHROOM

8'9 x 7'6 (2.67m x 2.29m)
Three piece suite comprising Jacuzzi bath with shower over and screen, low level flush WC, pedestal wash hand basin, radiator, tiled walls, window to front.

LOFT ROOM

16'3 x 14'8 (4.95m x 4.47m)
This room has been converted and is currently utilised as a bedroom and has under eaves storage space, Velux window, exposed beam. Please note we have been informed by the owner that this loft room does not have building regulations for accommodation at present and has excellent potential to be used as a bedroom (subject to the necessary planning regulations).

EXTERNALLY

Good sized rear garden with a shared side access lane leading down to the rear with car parking space, raised

decking/patio (in need of repairs) with lovely views overlooking the river. There is a rear lawned garden with mature tree, shrubs and bordering on to a small river having a delightful setting. Garden store under verandah leading through to basement cellar running the whole length of the house being ideal for storage purposes.

SERVICES

We are advised that mains water, electricity and drainage are connected (to be confirmed).

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail
lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on
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TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Lampeter take the A485 Carmarthen road and carry on for approx 10 miles passing through Llanybydder, Llanllwni and New Inn until arriving at the next village Gwyddgrug. Upon leaving take a right turning at a small junction signposted Pencader and carry on for approx 1 mile until arriving at Pencader. Turn right at the crossroads and take the next left turning down a small lane where the property will be found a short distance further down on the right.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**