

**NEW
INSTRUCTION**



**Hafod Y Wig,
Pencader SA39 9AS**

Asking price £279,000

**** DETACHED 3 BED SPLIT LEVEL PROPERTY & LOVELY
VIEWS **EER E49**

**Pleasant Semi Rural Spot
Character Features & Family Sized
Garage & Landscaped Gardens**

DESCRIPTION

**** NICELY POSITIONED
DETACHED SPLIT LEVEL
DWELLING WITH GOOD SIZED
GARDEN AND FINE VIEWS TO
REAR - VIEWING
RECOMMENDED & NO ONWARD
CHAIN ****

Conveniently and pleasantly situated detached 3 bedroom country property adjoining a country lane on the edge of the popular village of Pencader which offers shop, school, regular bus route. The property affords well presented family sized accommodation arranged on 2 floors with the Living areas on the lower ground floor and bedrooms/bath on the first floor.

The property benefits from character features including timber walled panelling, beamed ceilings, timber flooring with 2 wood burner stoves. Outside there is a large car parking drive leading to garage with mature landscaped gardens to rear with useful workshop/store shed, 2 summer houses and log store. The property enjoys lovely far reaching views to rear across open countryside. The larger town of Carmarthen and the carriageway is approx 12 miles away. EER E49

ACCOMMODATION

The property which comprises a split level type dwelling with part stone and rendered painted elevations, lying under a slated roof, and benefitting from oil fired central heating and double glazed windows. The property offers deceptively spacious family sized accommodation retaining many character features including timber panel walls, timber flooring, beamed ceilings, timber window shutters and wood burning stoves. The well presented accommodation provides as follows:

ENTRANCE PORCH

Double glazed front entrance door to:

ENTRANCE LOBBY

Part glazed timber entrance door to:

ENTRANCE HALL/LANDING

Window to rear with shutters, stairwell to lower ground floor, access to loft, timber flooring, radiator, doors to:

BEDROOM 1

14'11 x 11'8 (4.55m x 3.56m)
Window to front with shutters, attractive ornate fireplace and surround with grate and slate hearth, radiator.

BEDROOM 2

11'9 x 11'2 (3.58m x 3.40m)
Window to front with shutters, feature fireplace with grate, radiator.

BEDROOM 3

11'10 x 10'11 (3.61m x 3.33m)
Window to rear with shutters, feature fireplace with grate, radiator.

BATHROOM

10'11 x 7'5 (3.33m x 2.26m)
Window to rear with shutters, modern suite comprising roll top freestanding bath with shower attachment over, enclosed high level flush WC with timber panelling, pedestal wash hand basin, airing cupboard, part tongue and groove walls, radiator.

LOWER GROUND FLOOR

Approached via stairwell from entrance hall/landing.

REAR ENTRANCE PORCH

11'7 x 5'5 (3.53m x 1.65m)
Double glazed entrance door, tiled flooring, stable style door to:

INNER HALLWAY

Under stairs storage cupboard, tongue and groove panel walls, tiled flooring, radiator, doors to:

KITCHEN/DINER

21'8 x 10'10 (6.60m x 3.30m)
Double aspect windows with shutters, timber fitted worktops with storage under, Belfast sink unit, Stanley oil fired stove range running the domestic hot water and central heating radiators, wood burning stove with tiled hearth and exposed flue, beamed ceiling, part exposed stone walls, part tongue and groove panel walls, tiled flooring.

LIVING ROOM

15'8 (max) x 12'4 (4.78m (max) x 3.76m)
Window to rear, wood burning stove in attractive stone fireplace with surround and solid oak beam over, beams to ceiling, part exposed stone walls, timber flooring.

UTILITY ROOM

16'1 x 5'10 (4.90m x 1.78m)
Fitted worktop, Belfast sink unit, space and plumbing for washing machine, space for fridge, built-in storage cupboard, beams to ceiling, radiator, door to:

SHOWER ROOM

Shower cubicle, enclosed WC.

SIDE ENTRANCE PORCH

Double glazed windows, double glazed rear entrance door.

EXTERNALLY

The property is set on a good sized plot with a large tarmacadam sloping driveway to the side which provides ample parking/turning space, also leading to the **DETACHED GARAGE** with an up and over remote control electric door door. The property benefits

from nicely landscaped mature grounds and gardens comprising nicely decorative stone patio areas with seating areas, mature lawned garden with conifers, shrub borders, flowerbeds and bushes. There is also a decorative stoned gravelled area at the bottom of the garden with an attractive ornamental **FISH POND**, all being enclosed within mature hedging giving privacy. Outbuildings include **WORKSHOP/STORE SHED** of corrugated iron construction with power and lighting connected, **ADJOINING GENERAL PURPOSE STORE SHED**, **LOG STORE**, **STORE SHED** and a **SUMMER HOUSE 12'7 x 9'6** of timber construction with power and lighting connected and offering potential to be used as small workroom/home office etc. Further summer house at bottom of garden of timber construction. The whole commanding a delightful rural outlook to the rear across open countryside.

SERVICES

We are advised mains water and electricity are connected to the property with private drainage via septic tank.

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
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[www.facebook.com/
JohnFrancisEstateAgents](https://www.facebook.com/JohnFrancisEstateAgents)

TENURE

We are advised that the property is Freehold

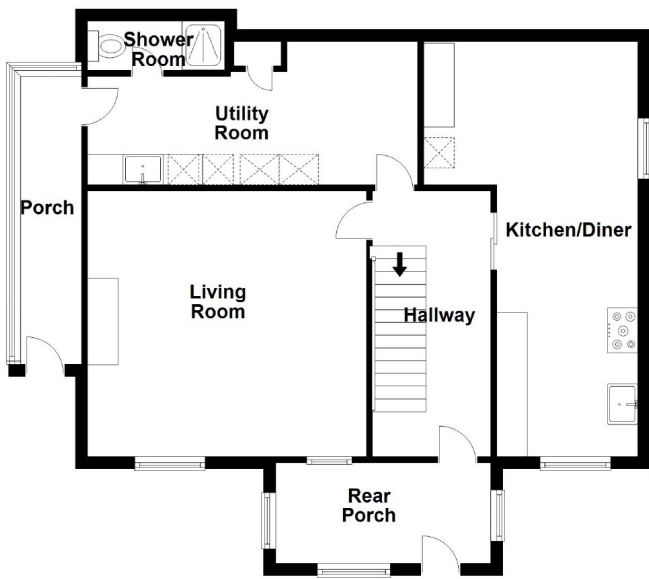
GENERAL NOTE

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.

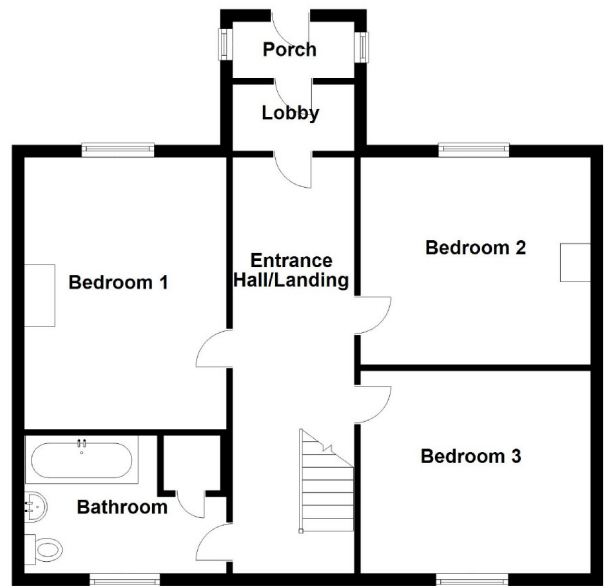
DIRECTIONS

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 0.6 mile and the property will be found on the right on entering the village.

Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(82-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	49	58	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**John.
Francis**