



## The Smallholding Centre

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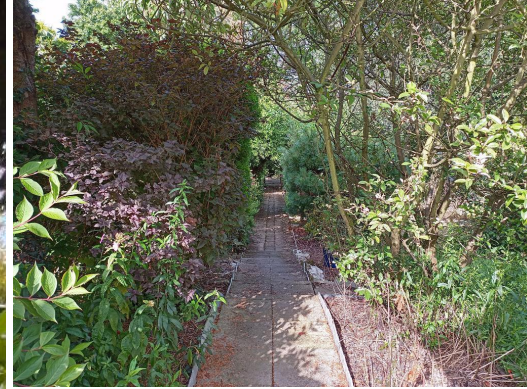
Cardigan

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## 3 Bed Detached Bungalow

# £199,950



## Nantoer, Off The Carmarthen Road Pentrecagal, Newcastle Emlyn, SA38 9HT

A 3 bed detached bungalow situated in a beautifully tucked away location down a no through road on the edge of Pentrecagal village. The bungalow is now in need of a complete upgrade as can be seen from the pictures but offers a lot of potential. There are large mature secluded gardens which provide privacy with a small stream running along the boundary. There is a large lounge, 3 bedrooms, family bathroom, entrance hallway, kitchen with dining area off, side covered passage with small storage/workshop area to the rear and detached garage. The property has been priced to reflect the work required and is ideally suited to keen D.I.Yers who want to lift this property back to its former glory. NO FORWARD CHAIN.

## Key Features

3 Bed Detached Bungalow

Tucked Away Location

Edge Of Pentrecagal Village

Short Walk To Main Bus Stop

Needs Completely Upgrading

Detached Garage

No Through Road Position

Energy Rating: G



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Entrance Porch** - 5' 4" x 4' 0" (1.63m x 1.22m) With UPVC double-glazed panels to either side with a timber glazed door into:

**Hallway** - With radiator, tiled floor, built in book cases, access to most rooms including:

**Bedroom 1** - 9' 10" x 12' 7" (3m x 3.85m) With UPVC double-glazed window to rear, alcove dressing area with curtains, radiator.

**Bathroom** - With frosted single glazed window to side, panelled bath and electric shower over, wash hand basin with vanity unit below, low level flush WC, chrome towel rail, wall panels and tile effect flooring.

**Bedroom 2** - 9' 10" x 12' 1" (3m x 3.7m) With UPVC double-glazed window to rear, tiled floor.

**Bedroom 3** - 12' 1" x 9' 8" (3.7m x 2.97m) With UPVC double-glazed window to rear, built-in airing cupboard housing hot water cylinder, access to loft space, radiator.

**Lounge** - 23' 3" x 11' 6" (7.1m x 3.53m) With double-aspect UPVC double-glazed windows to the front and rear, a third UPVC double-glazed window overlooking the rear patio, exposed beams, solid fuel wood-burner set in stone surround with back boiler to radiators, wood effect laminate flooring, radiator, door leading through to:

**Dining Room** - 9' 4" x 9' 1" (2.86m x 2.78m) With single glazed windows to side and rear, radiator, door out to side lean-to and door into:

**Kitchen** - 9' 2" x 9' 8" (2.8m x 2.95m) With UPVC double-glazed window to the front, a range of wall and base units, stainless steel sink/drainage unit, built-in oven, radiator. All in need of a complete upgrade.

**Lean-To** - With door to the front gardens and a second to the rear patio area with a small workshop/utility area to the rear which has electric connected.

## Exterior

**Externally** - There are mature gardens to the front of the bungalow with various lawned areas and shrubs. To the rear is a smaller patio garden and accessed from the lane there is a small detached garage.

**General Information** - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold.

Services: Mains water, mains electricity, mains drainage, solid fuel central heating.

Council Tax: Band C, Carmarthenshire County Council

PLEASE NOTE: We hold limited information on this property as the owner is deceased however, we believe that part of this property may be of non-standard construction. Please make your own enquiries.



Main View 2



Bedroom 1



Bedroom 2



Bathroom

**Directions** - Take the A484 from Newcastle Emlyn proceed into Pentrecagal. Go past the petrol garage and go around the left-hand bend and immediately on the left there are 2 semi detached houses and then a small single track lane. Take the track which bends round to the left and Nantoer can be found on the left hand side, name of property clearly visible above stone arch.



Bedroom 3



Main Lounge



Dining Room

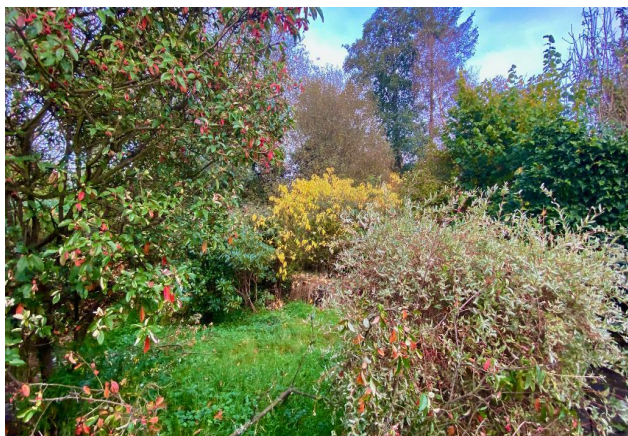


Kitchen

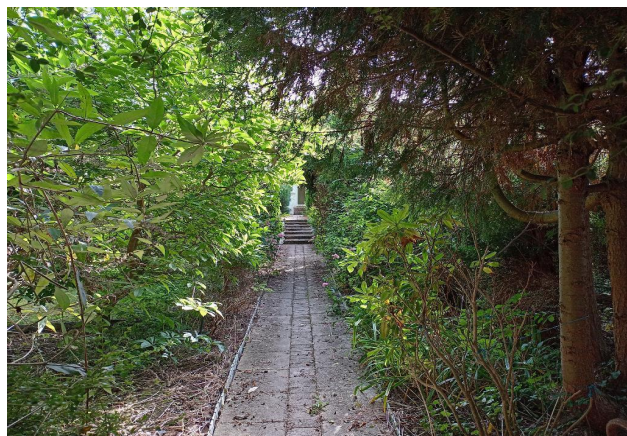
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1   G	

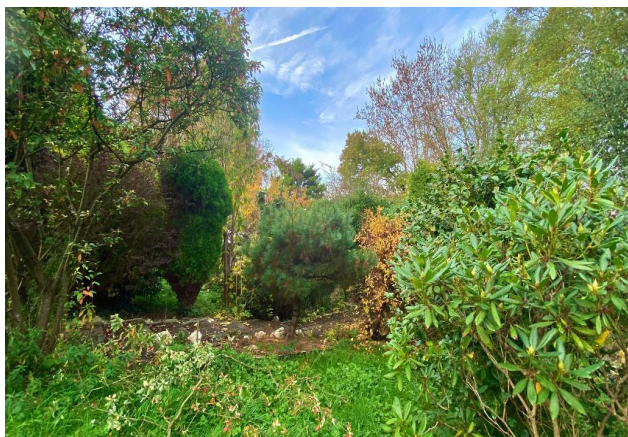




Mature Gardens



Mature Gardens



Mature Gardens



Detached Garage