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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Garth, 1 Penybanc , Cenarth, SA38 9JL

£285,000

A stunning Three Bedroom, Semi Detached Cottage, which has undergone a scheme of improvement and modernisation by the current vendor, to provide stylish accommodation, yet still retaining a wealth of character and charm.

The accommodation comprises: Spacious Living/Dining Room with Inglenook, Newly Fitted Kitchen, Three Bedrooms and a Four Piece Bathroom. Externally, the property has a garden area to the front, which the vendor utilises for parking and lovely rear garden, ideal for 'al-fresco' dining. A property not to be missed!

Entrance door to:-

Living Room/Dining Room 22'7" x 13'9" (6.88m x 4.19m)

Two double glazed wooden windows to the front (installed 05/22), feature inglenook fireplace with log burner and tiled floor. Exposed beams, under stairs storage cupboard, wooden flooring. Two radiators. TV and Telephone points.

Newly Fitted Kitchen 17'3" x 8'1" (5.26m x 2.46m)

A highly appointed kitchen, which has recently been fitted. Having a range of wall and base units including range of pan drawers and carousel cupboards. worktop surfaces, double oven, inset microwave, gas hob, stainless steel extractor fan, Worcester oil fired boiler, tiled splashbacks, stable door, dual aspect Upvc windows, wine fridge, plumbing for automatic washing machine, fridge and freezer, under counter lighting.

Landing

Turned staircase. Doors open to:

Bedroom One 15' x 12' (4.57m x 3.66m)

'L' shaped room. Double glazed window to the front, radiator, 1/2 panelled walls, hanging rails, TV point.

Bedroom Two 10'4" x 8'8" (3.15m x 2.64m)

Double glazed window, radiator. Telephone and TV points.

Bedroom Three 8'9" x 7'3" (2.67m x 2.21m)

Double glazed window, radiator. TV point.

Family Bathroom 8'4" x 7'2" (2.54m x 2.18m)

A modern four piece suite comprising walk-in shower, panel bath, low flush WC, pedestal wash basin, tiled walls and floor, heated towel rail, uPVC double glazed window.

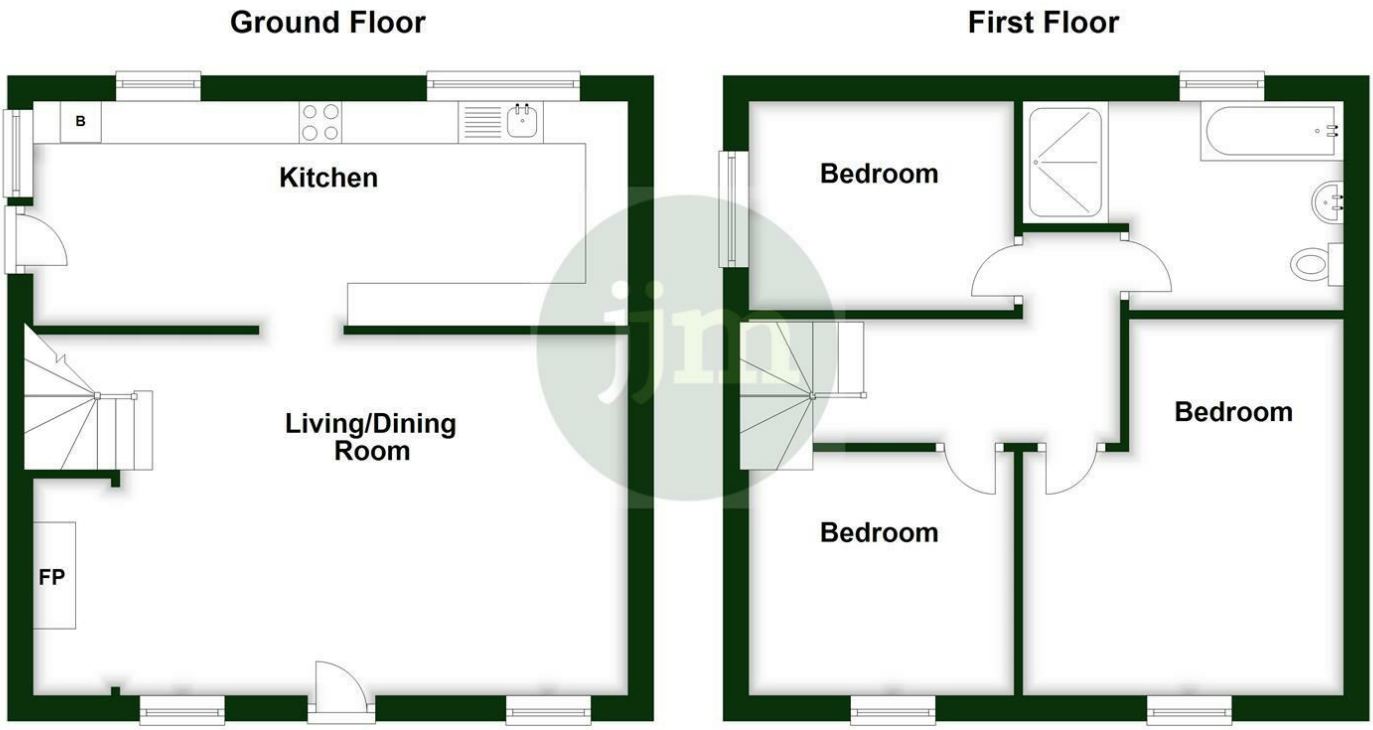
Externally

Shale area to the front used for 'off road' parking, side access leads to the rear garden, which has been designed with ease of maintenance in mind, covered storage area to the side, oil storage tank.

Services, etc.

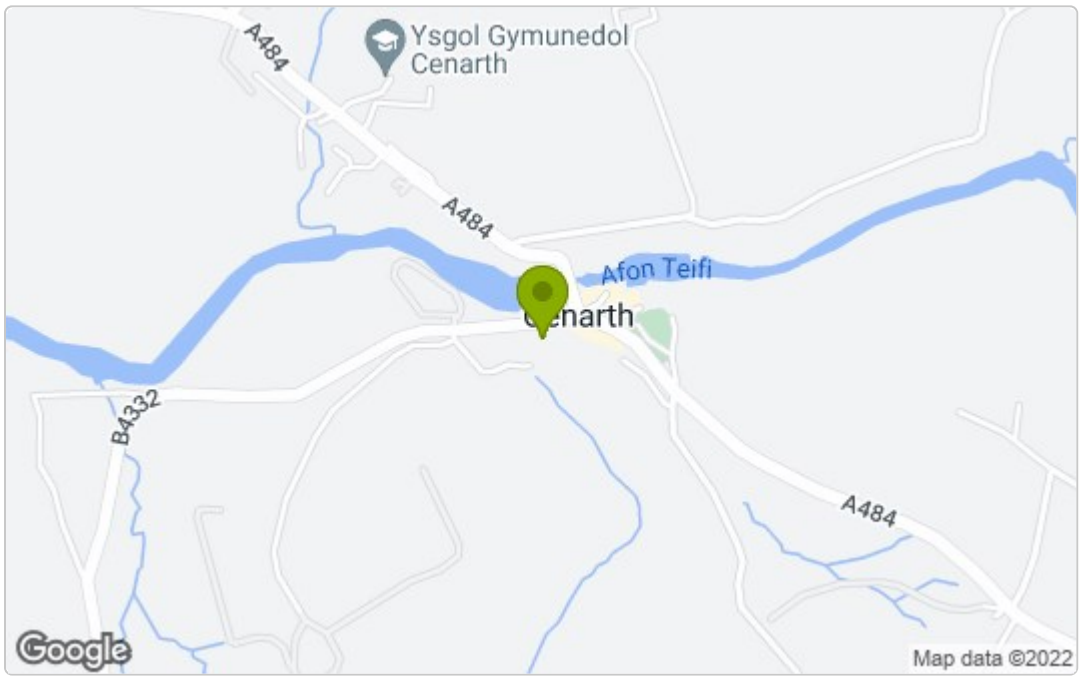
Services - Mains water, electricity and drainage. Oil central heating. Since the EPC was carried out a new boiler has been installed along with loft insulation.
Local Authority - Carmarthenshire County Council
Property Classification - Band D
Tenure - Freehold and available with vacant possession upon completion.

Floor Plan

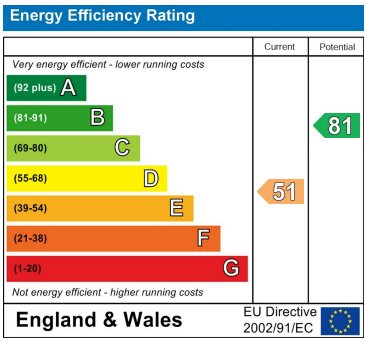


Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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