





|., Pant y Gollen Llanfihangel-Ar-Arth, Pencader, SA39 9JU

£800 PCM

- AVAILABLE LONG TERM.
- 2 BATHROOMS/WC'S. OIL C/H.
- 2 MILES NORTH OF PENCADER. THE GARAGE IS EXCLUDED.
- 3 MILES LLANDYSUL. 6 MILES LLANYBYDDER..
- 13 MILES NORTH OF CARMARTHEN.
- WELL PRESENTED SEMI-DETACHED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- CONVENIENT TO LLANDYSUL, CARMARTHEN, LLANYBYDDER AND LAMPETER.
- PRIVATE CAR PARKING TO SIDE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- EPC RATING: - E (54). DEPOSIT: - £923.
- COUNCIL TAX: - BAND D. 2026/27 - £2,273.40p.
- JUST OFF TEIFI RIVER VALLEY.

Pant y Gollen , Pencader SA39 9JU

TO LET - CONVENIENT TO LLANDYSUL AND LLANYBYDDER

A conveniently situated well presented 3 BEDROOMED/2 RECEPTION ROOMED DOUBLE FRONTED SEMI-DETACHED HOUSE with PRIVATE CAR PARKING TO SIDE located at the village community of Llanfihangel-ar-Arth on the B4459 Pencader Road within 2 miles of the A485 'Carmarthen to Lampeter' trunk road, is within 2 miles of the village of Pencader that offers the usual range of local facilities and services including Primary School, is within 3 miles of the Teifi Valley town of Llandysul, is within 6 miles of Llanybydder, is within 11 miles of the university town of Lampeter and the property is located 13 miles north of the County and Market town of Carmarthen.

3 2 2

Council Tax Band: D









Directions

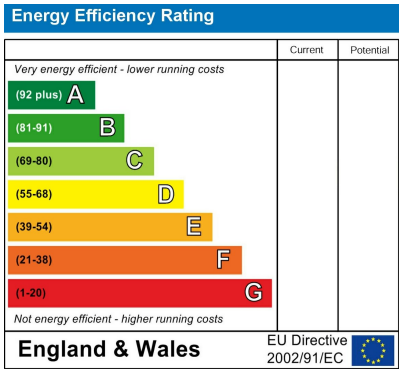
Pencader can be approached from the Carmarthen and Llandysul directions. From the centre of Pencader take the B4459 road north travelling past the entrance to 'United Pet Food UK Ltd' and left hand turning for Llandysul (B4336 - signposted). Continue in a northerly direction into the village of Llanfihangel-Ar-Arth and as you enter the village the property will be found on the right hand side opposite 'Bryn Teify' retirement bungalows and the off road parking bay just before the 100 yard 'Stop' sign.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

D



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