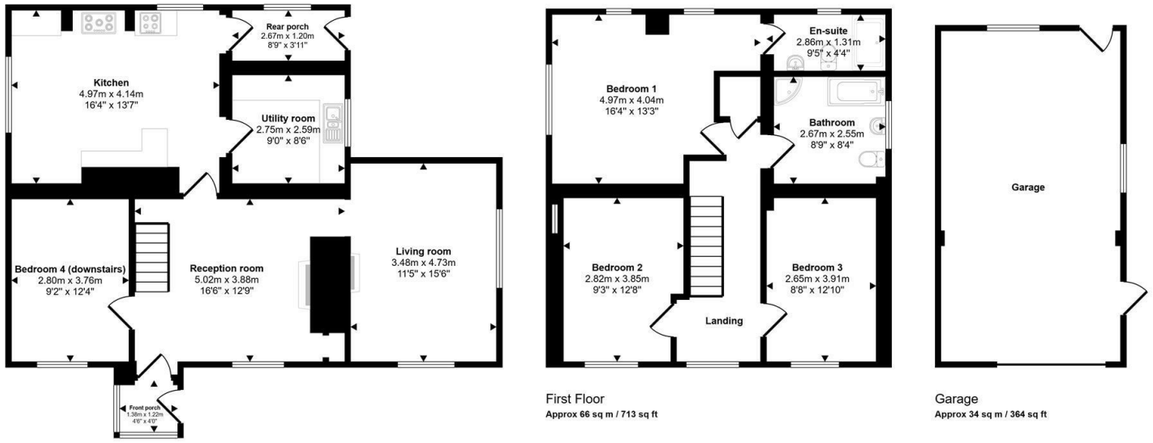
Approx Gross Internal Area
186 sq m / 2003 sq ft



Ground Floor
Approx 86 sq m / 926 sq ft

First Floor
Approx 66 sq m / 713 sq ft

Garage
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/LMS 05/25 OK EJL

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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EMAIL: carmarthen@westwalesproperties.co.uk
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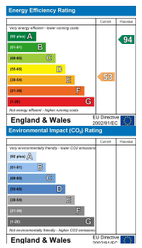
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WEST WALES FINEST PROPERTIES



Hafod Neddyn Pencader, Carmarthenshire, SA39 9HL

- DETACHED HOUSE
- THREE-FOUR DOUBLE BEDROOMS
- PADDOCK/FIELD
- OFF ROAD PARKING
- HEATING - OIL
- 2.26 ACRE PLOT (APPROX)
- CHAIN FREE
- BEAUTIFULLY PRESENTED
- GARAGE
- EPC RATING - E



£495,000

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The Property Ombudsman

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Positioned in a peaceful countryside setting just outside Pencader, this beautifully maintained 3/4-bedroom detached home sits within a 2.26-acre plot (approx), offering a rare opportunity for buyers seeking land, lifestyle, and flexibility. With an adjoining field, established gardens, and excellent outdoor potential, the property is well suited to those with equestrian interests, smallholding ambitions, or a desire for more self-sufficient living.

The accommodation is bright and thoughtfully arranged. There are three double bedrooms, plus an adaptable ground-floor room that can be used as a fourth bedroom, study, or creative space. The heart of the home is an open-plan living and dining area that flows into a well-appointed kitchen and separate utility. A log burner creates a welcoming focal point, ideal for cosy evenings. Upstairs, the main bedroom enjoys an en-suite and views over the surrounding land.

Outdoors, the gardens to the front and rear are filled with mature plants, fruit trees, and raised beds—perfect for growing produce or enjoying the outdoors. The adjoining field, part of the total 2.26-acre plot (approx), provides ample scope for grazing, planting, or leisure use. A detached double garage with loft storage and driveway offers easy vehicle access and storage for trailers, caravans, or equipment.

For those who love nature and adventure, this location delivers. Brechfa Forest, with its scenic walking, riding, and mountain biking trails, is just a short distance away. Kayaking and canoeing are available nearby in Llandysul, while the stunning Cardigan and Carmarthenshire coastlines are within easy reach—around 20–30 minutes by car.

While immersed in a calm rural setting, the property remains conveniently located for everyday needs. Local amenities in Pencader are just a short drive away, with good connections to Carmarthen, Lampeter, healthcare services, schools, and transport links.















DIRECTIONS

Head west on Dark Gate, continue onto Lammas Street, then turn right onto Water Street. Turn right again onto St Catherine Street and follow the road as it becomes into Barn Road. At the roundabout, take the first exit onto Francis Terrace, then continue onto Richmond Terrace and Old Oak Lane. At the next roundabout take the first exit onto A484. Continue straight through two more roundabouts, joining the A485. Stay on the A485 for about 7.6 miles, then turn left onto the B4459. After 1.9 miles, turn left again to arrive in Pencader.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.