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A deceptively spacious and contemporary 3/4 bedroomed detached house set in immaculate grounds with garage. New Inn, near Pencader, West Wales









8 Green Meadow, New Inn, Pencader, Carmarthenshire. SA39 9BA.

£319,000

REF: R/5082/LD

*** A deceptively spacious and modern detached house *** Flexible 3/4 bedroomed accommodation *** Elegant and well proportioned interior throughout *** Oil fired central heating, UPVC double glazing and good Broadband connectivity *** Stunning Conservatory with views over the garden

*** Set within beautiful maintained and well kept grounds - Private and not overlooked *** Private block paver driveway *** Integral garage with utility room

*** Sought after Village location within New Inn, near Pencader *** Perfectly suiting Family accommodation or for retirement living *** Convenient location - 10 miles from Carmarthen, close to the Market Towns of Lampeter, Llanybydder and Llandysul *** Delightful and popular cul-de-sac *** A must view property - High spec and ready to move into

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LOCATION

Located within the popular rural Hamlet of New Inn, being 1.5 miles from the Village of Pencader, just off the A485 Lampeter to Carmarthen roadway, 10 miles from the County Town and Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter.

GENERAL DESCRIPTION

A deceptively spacious and modern detached house offering flexible 3/4 bedroomed accommodation split over two floors and finished to an elegant standard throughout designed to provide comfortable refined Family living space.

The property sits within beautifully maintained and well kept grounds being private and not overlooked. It is complimented by a block paver driveway and an integral garage offering excellent parking and storage area.

The property is located in the desirable Hamlet of New Inn, near Pencader. The property sits within the popular cul-de-sac of Green Meadow. The property combines a peaceful rural lifestyle with convenience and local access, being only 10 miles from the County Town and Administrative Centre of Carmarthen.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With double glazed front entrance door with side panel, staircase to the first floor accommodation, radiator, timber flooring throughout.



LIVING ROOM

25' 10" x 13' 0" (7.87m x 3.96m). A fantastic Family space with a feature beamed ceiling, two radiators, wall mounted electric style fire, French double glaze doors to the side patio, opening onto the Conservatory.



LIVING ROOM (SECOND IMAGE)



GROUND FLOOR BEDROOM 4/OFFICE

11' 4" x 8' 8" (3.45m x 2.64m). With radiator.



W.C.

With wash hand basin, radiator and w.c.



KITCHEN

14' 9" x 11' 7" (4.50m x 3.53m). A country style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, built-in eye level electric double oven, 4 ring gas hob with fitted hood over, built-in dishwasher, radiator.



DINING ROOM/SITTING ROOM

9' 7" x 11' 5" (2.92m x 3.48m). With a wall mounted electric fire, double glazed sliding patio doors to the front parking area, radiator.



FIRST FLOOR

LANDING

With large built-in store cupboard, Velux window, radiator, access to the loft space.



BEDROOM 1

17' 5" x 13' 1" (5.3m x 4m). With two large built-in wardrobes with fitted radiator, window to the side enjoying fine views over the countryside, radiator.

EXTERNALLY

PARKING AND DRIVEWAY

The property commands a corner plot with a block paver driveway providing ample car parking space which leads onto the Integral Garage and the house itself.

GARDEN

To the rear and sides of the property lies well maintained and low maintenance garden areas with large lawned areas and gravelled/patio areas being perfect for Family living and outdoor entertaining and dining space. The plot is private and not overlooked and backs onto open fields whilst also being secure. In all it enjoys great views to the rear, side and front. A must view country property with great convenience in mind.

REAR GARDEN



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)

MONEY LAUNDERING REGULATIONS

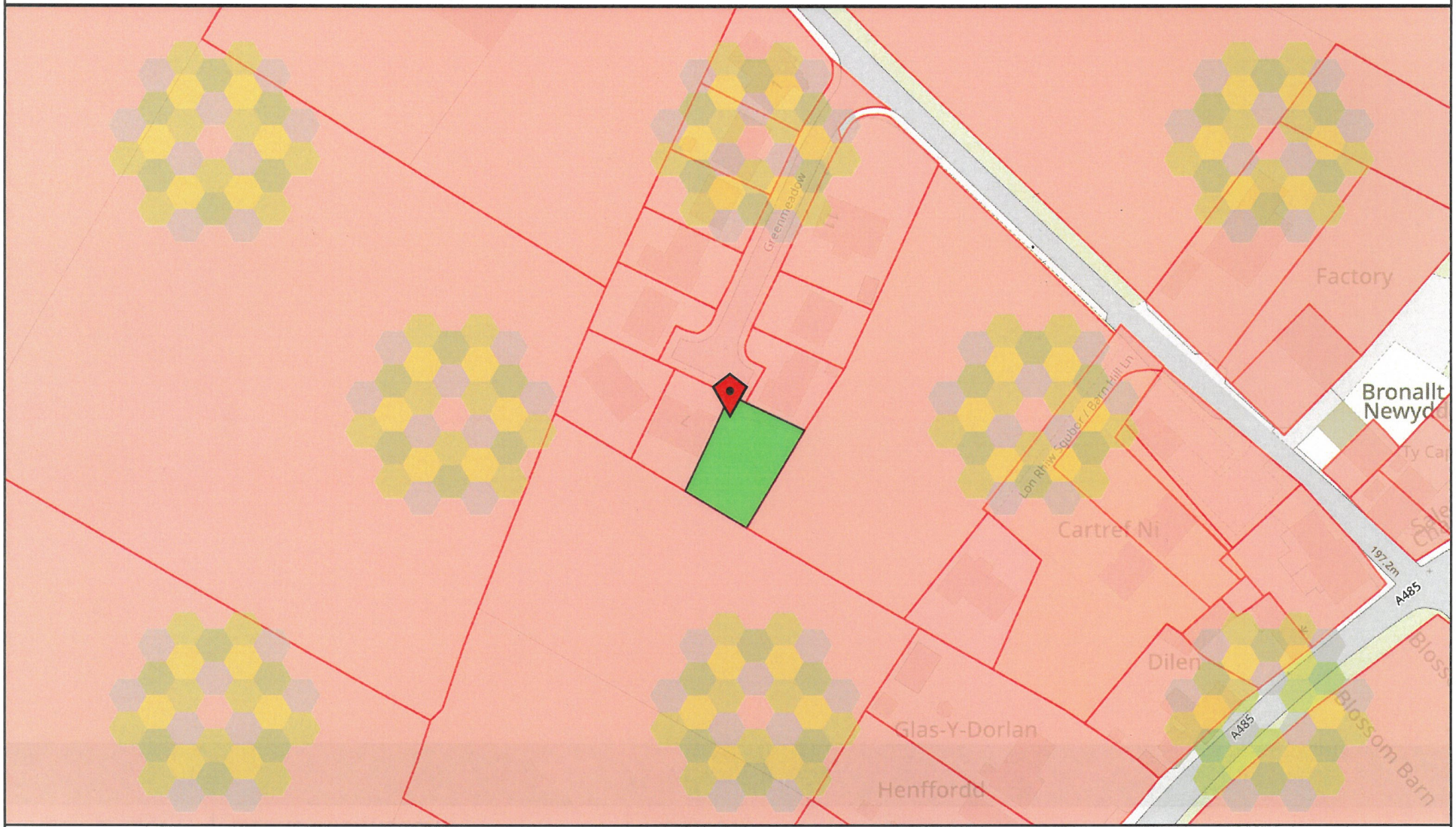
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

BETA Land Registry

MapSearch Snapshot



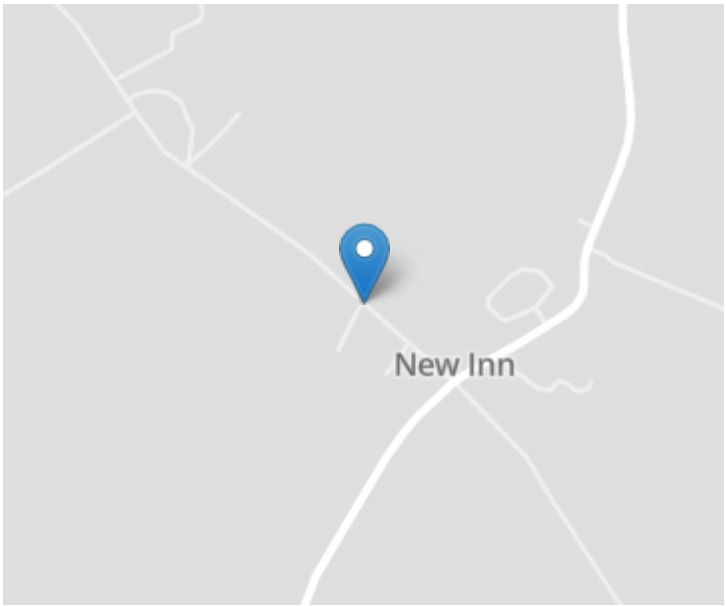
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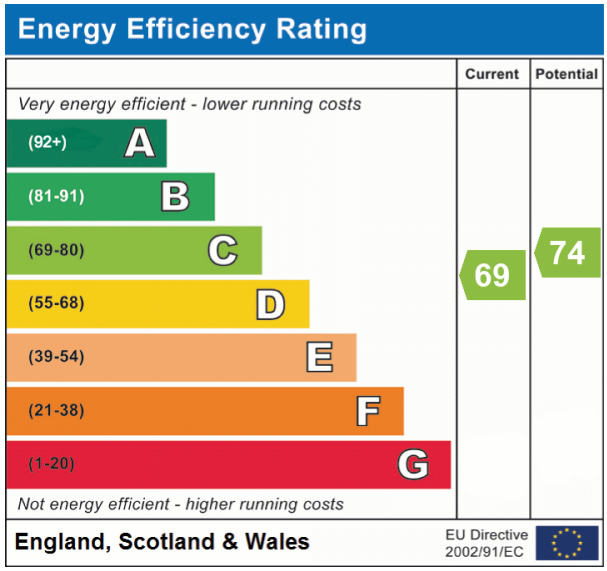
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Data last updated 10:00pm 16 JANUARY, 2026

Council Tax: Band F
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (69)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





Directions

From Lampeter take the A485 road South towards Carmarthen proceeding through Llanybydder and onto New Inn. Once reaching New Inn, passing J. Davies & Son Tractor Dealers on the right hand side, take the next right hand turning at the crossroads. Continue along this lane for approximately 150 yards. Turn left into Green Meadow. The property will be found thereafter at the top of the Estate on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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