



Rock Cottage , Pendine Carmarthen, SA33 4PD

Offers in the region of £295,000

Nestled in the charming coastal village of Pendine, Carmarthen, this delightful detached house boasts a characterful stone frontage and stunning exposed beams that add to its unique appeal.

With 3 Reception rooms, kitchen, 2 bathrooms and four spacious bedrooms, this property is an ideal family home or a perfect holiday residence for those seeking a retreat by the sea.

The house is conveniently located, just a stone's throw away from Pendine's renowned long sandy beach, where you can enjoy leisurely strolls and breathtaking sea views. The village itself offers a variety of amenities, including restaurants, a traditional public house, and local shops, ensuring that all your daily needs are easily met.

Whether you are looking to settle down with your family or seeking a serene getaway, this house presents an excellent opportunity to embrace the beauty of coastal living. Don't miss the chance to make this charming residence your own.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



With front entranced door leading into a spacious hallway with part slate and part wood flooring. Stairs leading to first floor and understairs storage cupboard. Doors off to Living room and dining room.

DINING ROOM 13'8" x 13'3" (4.19m x 4.05m)



French doors to front elevation, built in storage cupboard, fireplace with wood burning stove on a slate hearth and door to kitchen.

KITCHEN 15'7" x 11'1" (4.77m x 3.40m)



Fitted with a range of base units incorporating an electric hob and oven below, stainless steel sink unit, plumbing for washing machine and dishwasher 'Worcester' oil fired central heating boiler, Double glazed windows to front and rear, UPVC double glazed exterior door to rear courtyard , radiator, built in storage cupboards and secondary stairs to 4th Bedroom/study.



LIVING ROOM 13'10" x 12'11" (4.24m x 3.96m)



Feature fireplace with cast iron inset, tiled side plates and slate hearth. Double glazed French doors to front, radiator, built in storage cupboard with display cupboard above. Door to sitting room

LOUNGE 14'2" x 13'3" (4.33m x 4.06m)



2 Double glazed windows to front and side, exposed beamed ceiling, radiator, feature fireplace with cast inset and slate hearth. Door to rear hallway.

REAR HALLWAY

With exterior door to side garden and door to a storage room.

LANDING

With stairs to main front landing, steps lead to a UTILITY ROOM with worksurfaces and shelving, plumbing for washing machine and vent for tumble dryer.

REAR LANDING with doors to shower room and Bedroom 1

BEDROOM 1 13'3" x 14'2" max (4.06m x 4.33m max)



Double glazed windows to front and side elevation where with stunning sea views, vaulted ceiling with exposed beams, feature exposed stone wall, radiator.

SHOWER ROOM



Shower cubicle with 'Mira' shower, wash hand basin and WC , heated towel rail/radiator, tiled floor and sky light window to rear.

FRONT LANDING

With storage cupboard and access to loft space. Doors off to.....

BEDROOM 2 13'11" x 12'11" (4.25m x 3.96m)



Double glazed window to front with views, exposed stone walls and radiator.

BEDROOM 3 9'11" ext to 12'7" x 13'9" (3.03m ext to 3.84m x 4.21)



Double glazed window to front with views, radiator and exposed stone walls

SHOWER ROOM



Shower enclosure with chrome mixer shower fitment, WC and wash hand basin with tiled splash back, exposed stone walls and double glazed window to front elevation.

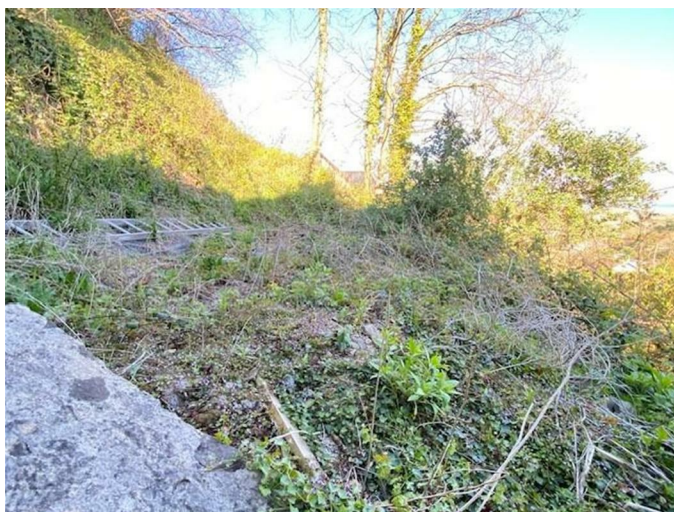
BEDROOM 4/STUDY/OFFICE 13'5" x 11'1" (4.09m x 3.40m)

Double glazed windows to front and sky light window to rear.

BASEMENT 18'9" max x 12'0" (5.72m max x 3.66m)

With PVC entrance door.

EXTERNALLY



PVC entrance door opening into the courtyard where you have access to the kitchen and a store room.

Steps to one side leads up to a garden area in need of landscaping but were you can enjoy the stunning views over Pendine and the Coastline.

To the front of the house there are paved patios and on road parking.



VIEWS



SERVICES

Mains water, electric and drainage. Oil Central Heating

COUNCIL TAX

We are advised that the Council Tax Band is F

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

BROADBAND & MOBILE COVERAGE

Information obtained online but would recommend prospective buyers to make their own enquiries
Basic 18Mbps Superfast 67Mbps
Vodafone & O2

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however,

purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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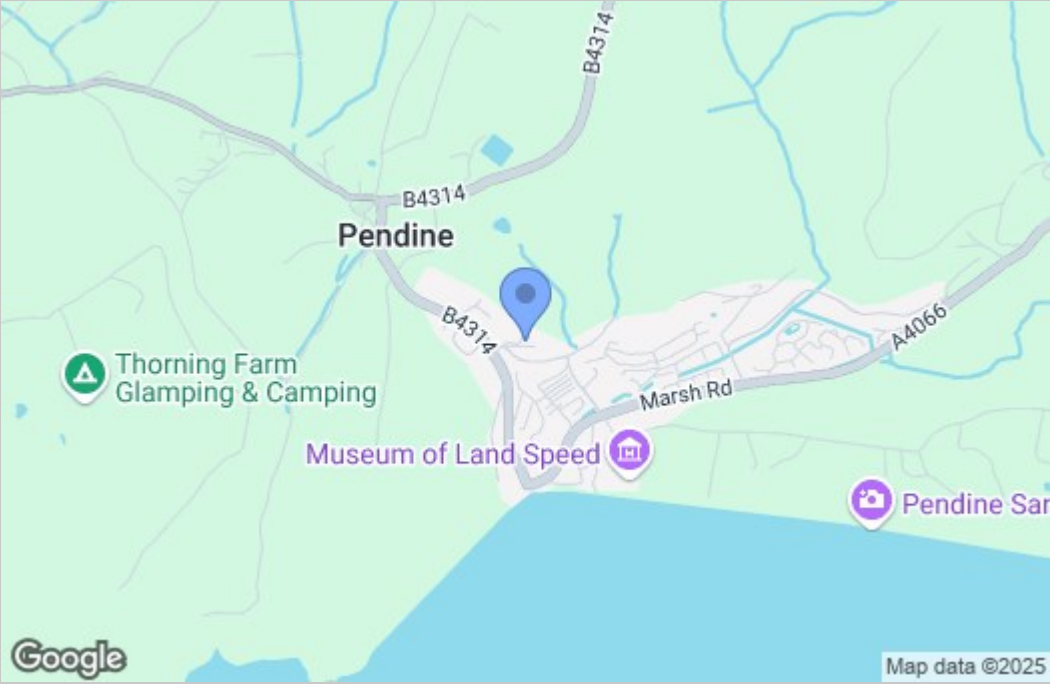
Out of Hours 07572310493

e mail sales@bj.properties

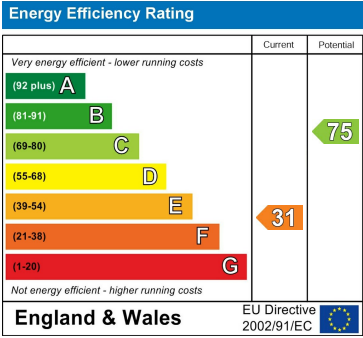
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.