



5, Cae Pensarn, Pencader, SA39 9EF

Offers in the region of £450,000





CARDIGAN  
BAY  
PROPERTIES  
EST 2021



# 5, Cae Pensarn, Llanllwni, SA39 9EF

- Beautiful modern home in semi-rural Llanllwni
- Excellent road links to Carmarthen, Lampeter, Llandysul, and the M4
- Spacious kitchen/diner with central island and integrated appliances
- Four double bedrooms, three with en-suite shower rooms
- Master suite with dressing room and built-in wardrobes
- Sunroom and balcony with panoramic countryside views
- Underfloor heating on both floors and integral garage
- Secure rear garden with basement storage/workshop space
- Short walk to village amenities and easy access to Llanllwni Mountains
- Energy Rating: B

## About The Property

Contemporary Four-Bed Home with Countryside Views in Llanllwni.

Looking for a modern family home with countryside views and flexible living space?

This executive-style property in Llanllwni offers underfloor heating throughout, multiple en-suites, a sunroom with panoramic views, and a balcony overlooking open fields, all within easy reach of Carmarthen, Lampeter, and the stunning landscapes of Cardigan Bay and West Wales.

Accessed off the main A485 within the 20mph limit, the property is approached through a pillared entrance onto a private tarmac driveway, providing ample parking for multiple vehicles and leading to an integral garage. The front garden includes a neat lawn, with gated access on both sides leading to the rear, all enclosed by stone walling, beech hedging, and fencing, creating a tidy and well-kept first impression.

Inside, the house feels modern, warm, and well thought-out. Natural wood flooring flows throughout much of the ground floor, complemented by underfloor heating on the ground and first floors. The hallway includes a staircase with storage beneath and access to the ground floor WC, study, lounge, and kitchen/diner. The study at the front enjoys a lovely bay window, offering flexibility as a home office, playroom, or additional bedroom if required.

The lounge is a generous, comfortable space with double doors opening into the dining area and another set leading into the sunroom, helping to connect the main living areas seamlessly. The sunroom is a standout feature — bright and glass-fronted with panoramic views across open countryside and the distant hills, giving a real sense of space and connection to nature. Two sets of sliding patio doors open onto a balcony where the same far-reaching outlooks can be appreciated, an ideal spot for outdoor dining or morning coffee.

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### Details Continued:

The kitchen/diner forms the heart of the home — a large, sociable space designed for both cooking and gathering. Fitted with modern wall and base units, a central island with ceramic five-ring hob and extractor, eye-level double ovens, built-in fridge, freezer, and dishwasher, and a sink with drainer, the kitchen offers everything needed for easy day-to-day living. Tiled flooring continues through to the utility room, which provides additional storage, sink, and direct access to both the side of the property and the integral garage.

The garage features an electric up-and-over door, storage cupboards housing the heating systems and underfloor heating manifolds, and space for practical use or hobbies.

Upstairs, the spacious landing has a useful

storage cupboard and pull-down ladder access to the boarded loft, with attic trusses already in place should anyone wish to convert upwards in future. There are four double bedrooms, three of which enjoy their own en-suite shower rooms with modern combination vanity units. The master bedroom also benefits from a dressing room fitted with built-in wardrobes. Completing the first floor is the family bathroom, featuring both a jacuzzi bath and separate shower, again finished with a combination vanity unit.

### Externally:

The rear garden is securely fenced and easily accessed from either side of the house, from the utility room, or via the balcony. A flight of steps leads down to the lawned area, which overlooks open fields and offers plenty of outdoor space. Below the balcony is a particularly useful

basement divided into two rooms — dry, secure, and ideal for use as a workshop, hobby area, or storage for outdoor gear and garden tools.

The balcony and paved patio area together create excellent spaces for entertaining or simply enjoying the rural surroundings. The rear aspect captures the essence of semi-rural living, with far-reaching countryside views that make this home feel peaceful yet connected.

A contemporary family home with flexible space, well-finished interiors, and generous accommodation, this Llanllwni property is a strong choice for those wanting comfort and practicality within reach of the coast and countryside of Cardigan Bay and West Wales.

INFORMATION ABOUT THE AREA:

This modern, executive-style home sits in the semi-rural village of Llanllwni, a location that combines village community with great road links to Carmarthen, Lampeter, Llandysul, and the M4. The village itself offers a wide range of amenities including a post office and convenience store, builders merchant, Tallis Amos Group outlet, primary school, and a country pub serving locally sourced food — all just a short stroll from the property. The renowned Llanllwni Mountains are only a short drive away, providing endless space for walking, cycling, and horse riding — ideal for anyone who enjoys the open landscapes that West Wales is known for.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Hallway  
8'8" x 15'1" max

WC  
5'1" x 7'9"

Study  
11'6" x 11'4"

Lounge  
14'1" x 18'8"

Sunroom  
23'1"x 9'4"

Dining Area  
12'0" x 12'9"

Kitchen Area  
14'2" x 13'1"

Utility Room  
12'0" x 4'10"

Integral Garage  
14'8" x 17'5"

Landing  
15'0" x 14'0" max - I shaped

Master Bedroom  
13'10" x 11'5"

En-Suite  
6'11" x 8'1"

Dressing Room  
9'10" x 7'11"

Bedroom 2  
13'11" x 10'0"

En-Suite  
6'9" x 8'2"

Bedroom 3  
14'0" x 12'5" max

En-Suite  
10'7'0" x 5'10"

Bedroom 4  
14'0" x 11'10"

Family Bathroom  
10'2" x 7'0"

Basement Room 1  
27'0" x 8'6"

Basement Room 2  
23'9" x 9'4"

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS







#### PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G – Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: DOMESTIC WASTE WATER TREATMENT PLANT

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Air Source Heating, underfloor heating ground and first floor

BROADBAND: Available but not connected – up to 80 Mbps Download, up to 20 Mbps upload available in this area. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: Usual covenants apply for a new dwelling which are:

1. Cannot be or grow anything which would be a nuisance or cause damage or disturbance to neighbours.
2. Cannot obstruct the access.
3. Must not use the property for any profession, trade business or manufacture, nor for any purpose other than a single private dwelling house and private garage.
4. Must not construct or erect any building or structure of any description whatsoever on or in or under any part of the property in advance of the current building line.
5. Must not construct or erect any building or structure of any description whatsoever in or under any part of the property nor make any extension, modification or alteration to the property without the prior written consent of the Transferor which shall not be

unreasonably withheld or delayed.

Also, the original, 1924 conveyance contains reference to a historic rent charge which has not been demanded

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.



**MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS:** As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC** – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. Probate has been applied for in October. This needs to be in place before completion can take place.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/10/25/OK















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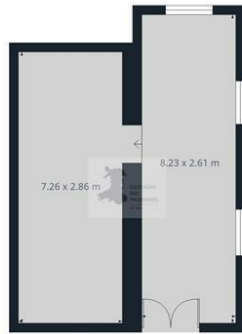


### DIRECTIONS:

From Llandysul, head out on the B4336 towards Pencader and stay on this road going all the way through Llanfihangel-ar-Arth and carry on through until you reach the village of Llanllwni. Take a left turn on the junction onto the A485 and carry on along this road for a short distance. You will find this property on the left-hand side, opposite the village post office and just after the timber merchants. What3Words: [///grab.doubt.moral](https://www.what3words.com////grab.doubt.moral)







Floor -1



Floor 0



Floor 1



Approximate total area<sup>01</sup>

285.7 m<sup>2</sup>

Balconies and terraces

26.8 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

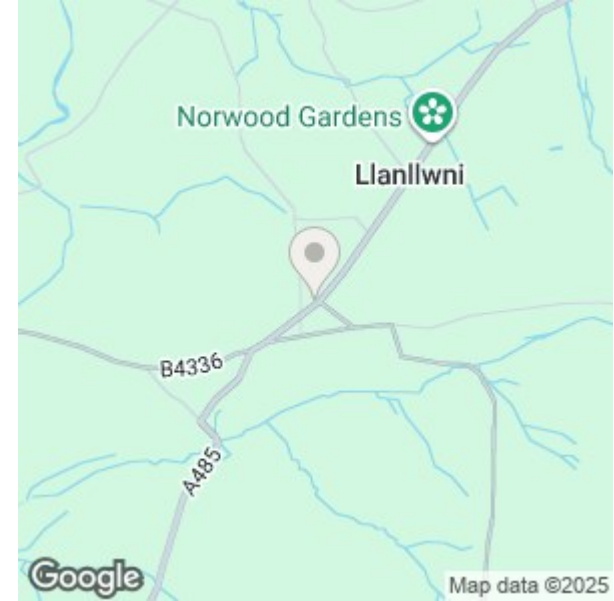
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>99</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)

