

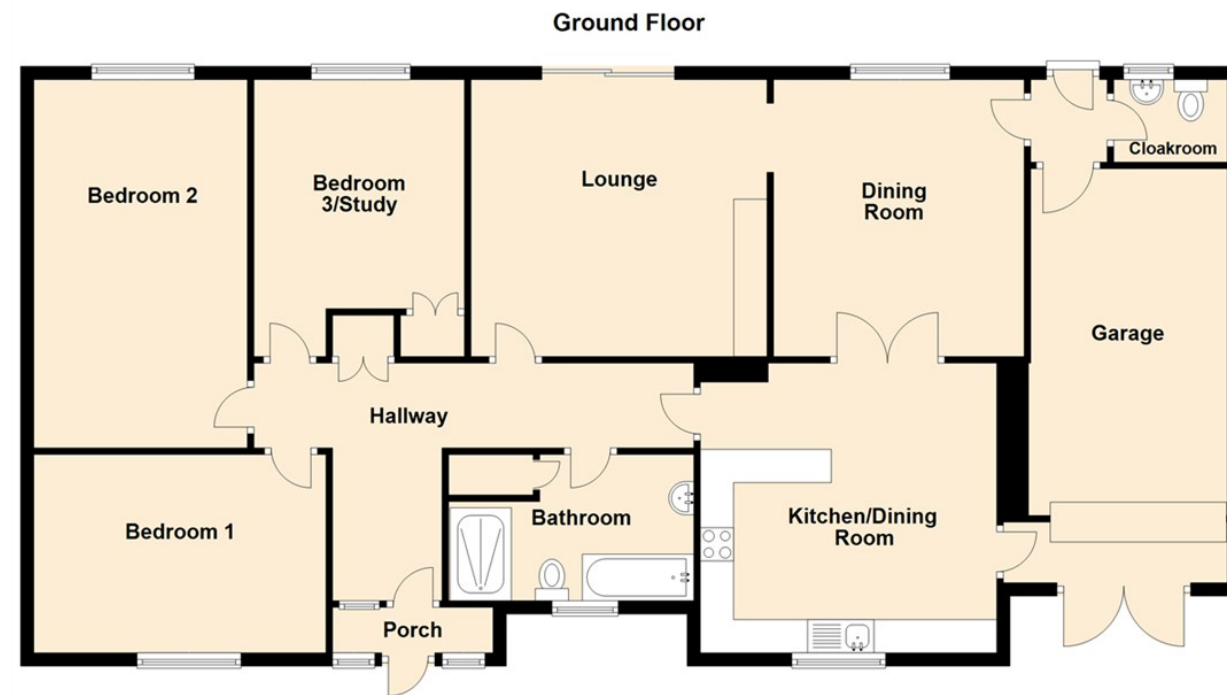
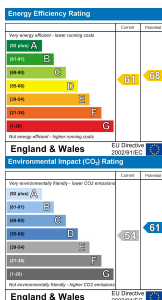


Brynteifi Penlon Road, Newcastle Emlyn, Carmarthenshire, SA38 9HQ

- Detached Bungalow
- Modern Kitchen/Dining Room
- Enclosed Rear Garden
- Walking Distance to Town Amenities
- Oil Central Heating
- Three Bedrooms
- Off-Road Parking
- Superb Countryside Views
- Integral Garage
- EPC Rating: D

Offers In The Region Of £365,000

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



GENERAL INFORMATION
VIEWING: By appointment only.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E Carmarthenshire

AGENTS VIEWING NOTES...
We would respectfully ask you to call our office before you view this property internally or externally

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.

LW/AMS/05/24/OK

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.

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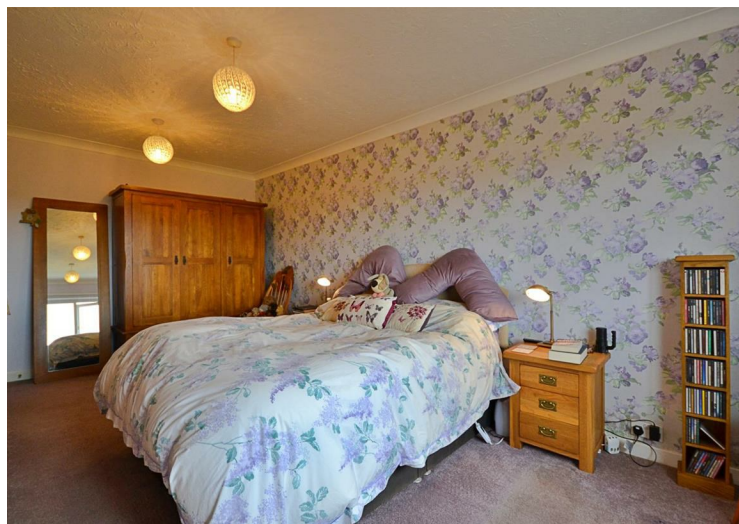
TELEPHONE: 01239 615915



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The Agent that goes the Extra Mile





A well-presented property enjoying stunning, panoramic views of the town, castle and countryside, situated on the edge of the quaint market town of Newcastle Emlyn. Benefiting from ample parking, integral garage, enclosed rear garden and oil central heating.

This detached bungalow has been renovated by the current owners and briefly comprises; an entrance porch, hallway, and family bathroom with separate bath and shower. There are three bedrooms, two of which benefit from stunning countryside and garden views. The lounge has a feature fireplace and multi-fuel fire and sliding doors to the rear garden patio. Glazed double doors lead from the lounge into the dining room and from here there is also access to the inner hallway, where doors lead to a W/C, the rear garden and integral garage. The modern fitted kitchen has an island bar and a range of wall and base units, double doors lead to the dining room and when open, allow for a seamless transition to the views outside.

Externally, the property is accessed via a tarmacked driveway offering ample off-road parking, and an integral garage with light and power supply. To the front of the property and to the side there are raised beds and gates at either side leading to a lawned area or to a further tarmacked area to the right, and access to vegetable garden. The rear garden is laid to lawn with a hedge boundary, a variety of fruit trees and offers access to the elevated seating area, offering a perfect vantage point to sit and enjoy the super, far reaching countryside views.

Viewing highly recommended !

Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers residents and tourists a range of amenities include a Castle, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure center, several public houses and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.



Porch

2'3" x 7'11" (0.69m x 2.43m)

Bedroom 2

10'4" x 18'2" (3.17m x 5.55m)

Sitting Room

12'4" x 12'6" (3.78m x 3.83)

Bathroom

7'4" x 11'7" (maximum) (2.26m x 3.54m (maximum))

Hallway

11'6" x 21'9" (maximum) (3.53m x 6.63m (maximum))

Bedroom 3

13'6" x 10'4" (maximum) (4.12m x 3.16m (maximum))

Inner Hallway

3'9" x 4'0" (1.15m x 1.23m)

Kitchen/Dining Room

14'7" x 14'11" (4.47m x 4.55m)

Bedroom 1

9'3" x 14'6" (2.82m x 4.42m)

Lounge

13'6" x 14'7" (maximum) (4.14m x 4.46m (maximum))

Cloakroom

5'6" x 4'0" (1.68m x 1.24m)

Integral Garage

20'6" x 9'11" (maximum) (6.25m x 3.03m (maximum))



DIRECTIONS

From Cardigan continue on the A484 into Newcastle Emlyn. On entering Newcastle Emlyn turn right onto Penlon Road, passing the Glyn Nest nursing home on your right, and proceed up the hill. Carry on up the hill and turn left at the hairpin turn as identified by agents' direction flag, and the property is located one but last on the left-hand side. What three words - ///upcoming.failed.wonderful