

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.
COUNCIL TAX: Band 'E' Carmarthenshire

Ref: LW/AMS/10/24/OK

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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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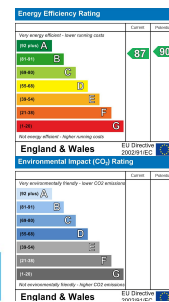


Pine Croft, Carmarthen Road, Newcastle Emlyn, Carmarthenshire, SA38 9DA

- Detached House & Annexe
- Four Bedrooms
- Spacious Garden
- Investment Opportunity
- Air Source Heating + Solar Panels
- Period Features Throughout
- Outbuildings Ideal for Conversion
- Semi - Rural Location
- Ample Off-Road Parking
- EPC Rating: B

Fixed Asking Price £375,000

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The Agent that goes the Extra Mile

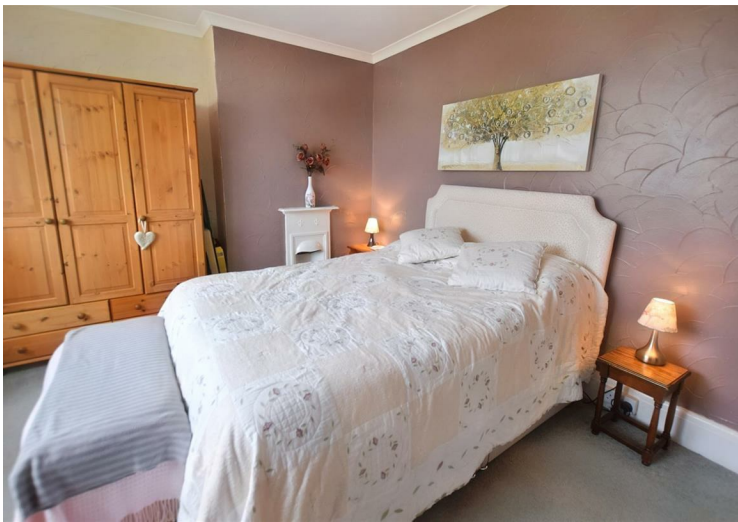


**** Four Bedrooms ** ** Detached House ** ** Attached Annexe** ** Multigenerational Living ** ** 2 Reception Rooms** ** Air Source Heating, Solar Panels ****

An exciting opportunity to purchase a detached property full of character and charm on the outskirts of Newcastle Emlyn a historic market town with both primary and secondary schools, plenty of shops and amenities. There are four bedrooms and a one bed annex, an outbuilding suitable for conversion (STPC). This property would be ideal for a family with multi-generational living or an expanding family looking for a semi-rural home with the option to create a secondary income. Now benefitting from a renewable heating system including solar panels and air source heating which was installed in September 2024.

This homely accommodation briefly comprises: on the ground floor, an entrance hallway, a door to the left leads to a cosy living area benefitting from a bay window and a feature stone fireplace with wood burner. The kitchen is centrally located at the heart of the house with a dining room next to it, and access to the garden room at the rear which is a lovely spot to enjoy views of the garden.

Leading from the kitchen is the annexe which has its own living area downstairs, a double bedroom upstairs and en-suite shower room. On the first floor there is a family sized modern bathroom with a window overlooking the garden, two double bedrooms, one with a feature fireplace and a further single bedroom, perfect for children.



Externally: there is ample tarmacked off-road parking to the front and side of the property. A mature willow tree graces the front entrance and the garden and outbuildings are accessed from the side. There is a building at the rear which has lapsed planning consent to convert into a house. The workshop is attached to the main house and can be accessed from the front or the rear of the property and is fitted with electrics and lighting and is used as a gym. The property has three lawned areas and has steps leading up to the main lawn which adjoins a field and beautiful wooded area, a peaceful spot to enjoy the outdoors. There is also an electric vehicle charging point installed at the property. This is an ideal home for individuals who want to lead a more self-sufficient lifestyle but have easy access to a local community and amenities.

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 a range of amenities including a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, 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.



DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, bear left just after crossing the bridge, sign-posted for A484 to Newcastle Emlyn. Continue along this road for approximately 3 miles and when you reach the town continue past the town on the A484 towards Carmarthen, past CK's Supermarket on your right and you will find the property on your right denoted by our For Sale Sign. What 3 Words Reference - passively.fortunes.engages

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