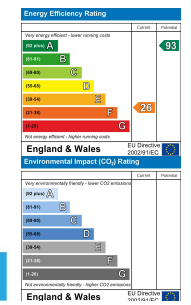


Dolwerdd, Capel Iwan, Newcastle Emlyn, Carmarthenshire, SA38 9NB

- Detached Dormer Bungalow
- Countryside Views
- Set within Approx 0.7 Acres
- Full of Character & Charm
- Oil Central Heating
- Two Detached Studios
- Three Bedrooms
- 48ft x 14ft Polytunnel & Garden
- *No Onward Chain*
- EPC Rating: F



Offers In The Region Of £385,000

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

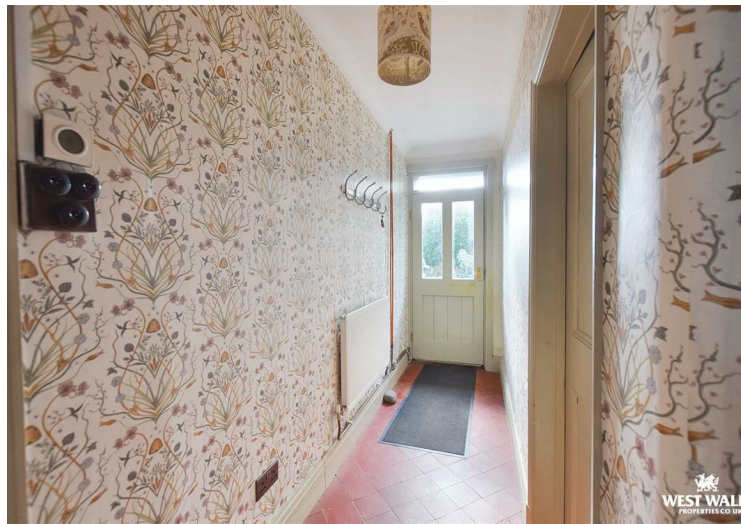
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Carmarthenshire
DRAINAGE: We are advised that this property is served by private drainage

ref: AMS/LW/10/24/OK/AMS
FACEBOOK & TWITTER
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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

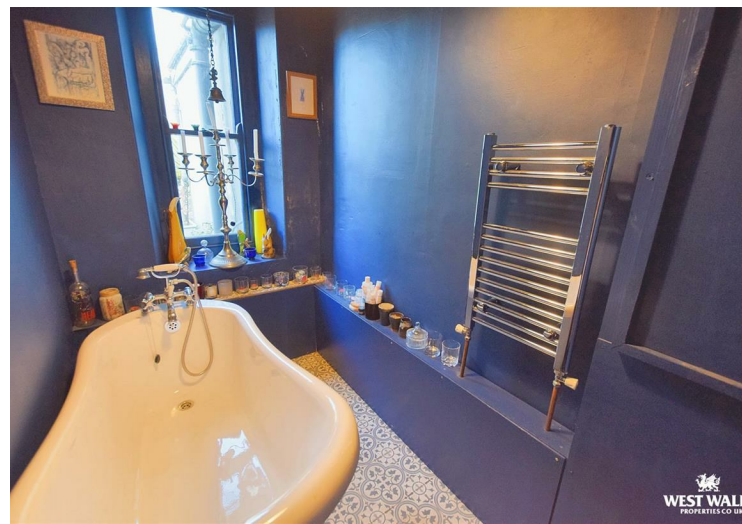


**** NO ONWARD CHAIN ****

A well presented and charming detached property situated on the outskirts of the rural village of Capel Iwan. Benefiting from two reception rooms, three bedrooms and set within approx 0.7 acres with polytunnels and space for smaller livestock - this would make an ideal home for a family who are looking to lead a more self-sufficient lifestyle or who are already keen gardeners.

Believed to have been built in the 1940s, the property has been tastefully decorated and is full of character and charm. The accommodation briefly comprises, an entrance hallway with tiled flooring, an open plan kitchen and dining room. Beyond the kitchen there is a useful utility room with fitted sink, a pantry, and a door out to the side of the property. There is also a ground floor wet room. The cosy living room benefits from a feature fireplace with a log burning stove, and has countryside views. There is a double bedroom and a bathroom, with patterned tile flooring and rolltop bath. A staircase off the kitchen leads to the first floor where there are two double bedrooms, one benefiting from a shower room.

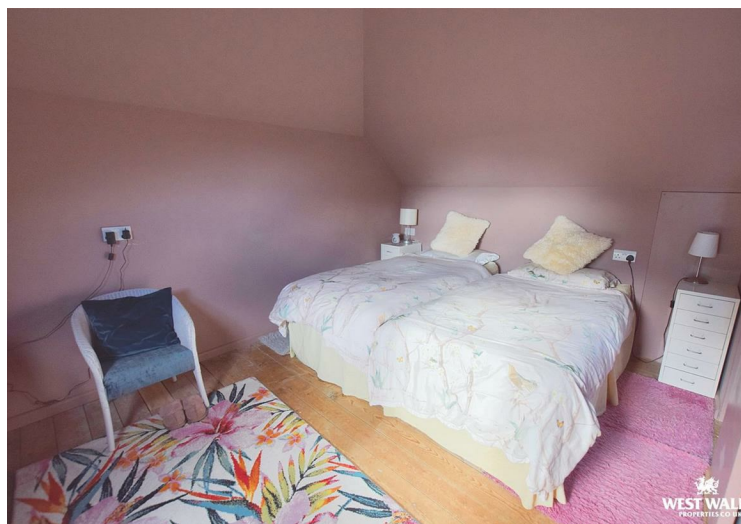
Externally, the property is approached down a lane with ample off road parking for several vehicles. There is a beautiful garden surrounding the property creating a serene space, perfect for relaxing and enjoying the countryside views. The garden is laid mainly to lawn, with a variety of shrubs and flower beds, the current owners keep duck, geese and chickens. There are two outdoor art studios (14ft x 14ft and 16ft x 21ft), another outbuilding currently used for wood storage (9ft x 18ft) and another wooden shed for storage (16ft x 21ft). A bit further from the house accessed via a wooded area is a piece of garden where there is a productive 48ft x 14ft polytunnel.



Capel Iwan is a small village situated 3.3 miles away from the market town of Newcastle Emlyn and only 15.5 miles away from Carmarthen. 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 centre, several public houses and many independent shops. Newcastle Emlyn is only 10.6 miles south east of Cardigan and within easy reach of many local beaches, areas and attractions.

DIRECTIONS

From Cardigan follow the A484 into Newcastle Emlyn. Once you reach Newcastle Emlyn take the turning towards Ysgol Gyfun Emlyn and head towards Penrheber. Carry on along this road until you see signs towards Capel Iwan. Follow these signs into the village of Capel Iwan. Once you reach the village take the first left and follow the road for approx 1.4 miles. You will then see a lane on your right hand side, signposted Dolwerdd at the end. Follow the lane down to the property. What three words - ///clearcut.reflector.ribs



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