

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 Ceredigion

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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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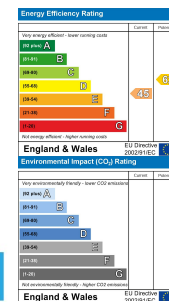


3 Heol Ffinant, Newcastle Emlyn, SA38 9HZ

- Detached Dormer Bungalow
- Off Road Parking
- Enclosed Garden
- Near Town Centre
- Gas Central Heating
- Four Bedrooms
- Kitchen & Dining Room
- Countryside Views
- Two Bathrooms
- EPC Rating: E

Offers In The Region Of £350,000

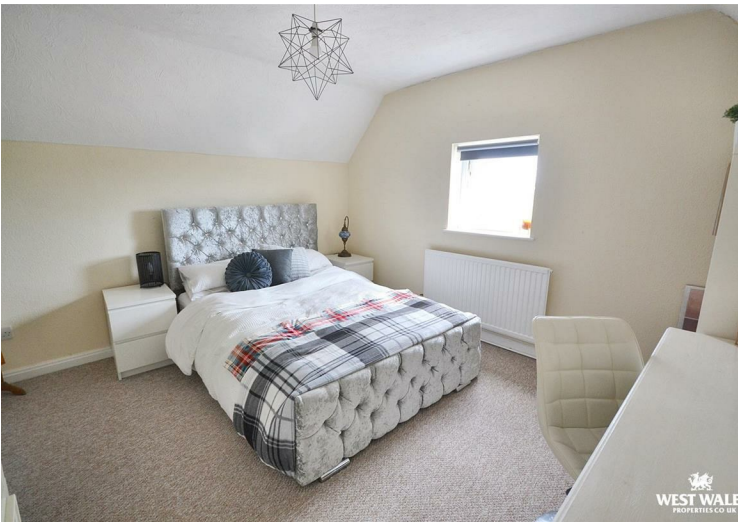
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The Agent that goes the Extra Mile





A well presented detached home enjoying panoramic countryside views, conveniently located on the outskirts of the charming market town of Newcastle Emlyn. Benefitting from four bedrooms, off-road parking for multiple vehicles and an enclosed low maintenance garden - this property offers flexible living accommodation across two floors, ideal for families or those seeking a semi-rural lifestyle with easy access to local amenities.

Briefly comprising on the ground floor: an entrance hallway, two double bedrooms, a modern family bathroom, and a lounge with an inviting wood-burner, and a picture window framing the stunning countryside views. The well-equipped fitted kitchen features matching wall and base units and flows into the dining room. From here there are double French doors opening onto a patio area—perfect for indoor-outdoor living. A practical utility room includes additional fitted units, a sink, and internal access to the integral garage, which has a power supply.

The staircase leads to the first floor where there is a landing area, two further double bedrooms and a contemporary shower room, offering ideal space for guests or growing families.

Externally, the front of the property features a neatly lawned garden enjoying beautiful countryside views, complemented by a gravelled seating area—perfect for soaking in the peaceful surroundings. To the side, a patio area leads up a few steps to a low-maintenance artificial lawn, stylishly separated by contemporary glass balustrades. Flower beds line the edges, adding colour and character, while the entire area is enclosed by a low wall, creating a private yet open-feeling outdoor space that's easy to care for and ideal for relaxing or entertaining.

Viewing highly recommended to fully appreciate what this property has to offer !

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, 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.

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 take the second left into Heol Ffinant estate and you will see the property directly in front of you.



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