



Ger y Ffynnon, Newcastle Emlyn, SA38 9LU

Offers in the region of £225,000



Ger y Ffynnon, Capel Iwan, SA38 9LU

- Three double bedrooms
- Modern kitchen with built-in appliances
- Family bathroom with P-shaped bath and shower
- Useful garden shed/workshop
- Rural setting with easy access to Newcastle Emlyn
- Open-plan living and dining space
- Ground-floor WC
- Generous parking for four cars
- Enclosed rear garden with patio and lawn
- Energy Rating: B

About The Property

Looking for a beautifully presented home in a rural yet accessible location? This thoughtfully decorated three-bedroom semi-detached house in Capel Iwan offers comfortable living with a well-designed layout and a generous outdoor space.

This three-bedroom semi-detached home in the village of Capel Iwan offers a great opportunity for first-time buyers or those looking to enjoy a countryside setting while remaining within easy reach of Newcastle Emlyn. The property has been carefully decorated, with engineered wood flooring running throughout the ground floor and an open-plan living space that suits modern family life.

Entering the property, the hallway leads to a ground-floor WC with a wash hand basin and a door opening into the dining area. The dining space includes built-in storage cupboards along one wall and double patio doors leading out to the rear garden. The layout continues into the kitchen and lounge, creating a sociable space ideal for day-to-day living. The kitchen is fitted with modern wall and base units, a worktop with a sink and drainer, and built-in fridge and freezer units. There is space for a gas or electric oven, along with plumbing for both a dishwasher and a washing machine, and the wall mounted gas boiler, which serves the hot water and central heating, is in a cupboard next to the door. A separate door from the kitchen provides additional access to the garden. The lounge area offers a relaxed setting, perfect for winding down at the end of the day.

Upstairs, the landing leads to three double bedrooms and a family bathroom. The main bedroom benefits from a well-sized wardrobe with ample shelving, and bedrooms one and two enjoy views over the rear garden and the open fields beyond. The bathroom is well-appointed with a P-shaped bath and shower over, a vanity wash hand basin, and a toilet. A useful storage cupboard sits above the staircase, adding practicality.

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Externally:

Outside, the property is accessed via a country road, leading onto a gravel driveway with space for four cars. A garden shed/workshop provides additional storage or workspace. A paved path leads to the front door, while a side gate gives access to the enclosed rear garden. The outdoor space includes a paved patio area outside the dining and kitchen spaces, offering a great spot for outdoor dining or summer barbecues. To the side of the

house, a gravelled section with a wide gate to the front provides easy access for a small vehicle or garden trailer. A ramped pathway leads up to the lawn, which is bordered by a mix of fencing and walling, creating a safe and practical space for children to play.

This well-presented home in Capel Iwan combines a comfortable interior with a spacious outdoor setting, making it an ideal choice for a range of buyers.

Entrance Hall
3'4" x 13'5" max

WC
3'3" x 7'3" max

Kitchen Area
8'4" x 13'2" max

Dining Area
9'10" x 16'0" max

Lounge
13'6" x 10'6"

Landing

Bedroom 1
11'0" x 8'9"

Bedroom 2
11'0" x 8'9"

Bedroom 3
8'0" x 9'1"

Bathroom
9'1" x 6'2"

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

COUNCIL TAX BAND: D – Carmarthenshire
County Council
TENURE: FREEHOLD

PARKING: Off-Road Parking – shared
access across driveway to access own
drive and parking

PROPERTY CONSTRUCTION: Traditional
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas LPG boiler servicing the hot
water and central heating

BROADBAND: Connected TYPE – Superfast
– up to 52 Mbps Download, up to 20 Mbps
upload FTTP – PLEASE CHECK COVERAGE
FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL:
Signal Available , please check network
providers for availability, or please check
OfCom here –

<https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)

BUILDING SAFETY – The seller has advised
that there are none that they are aware
of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has
advised that they have a shared
driveway with the neighbouring property
to access their own parking area

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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.



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. **ADD ANYTHING RELEVANT HERE**

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/03/25/OK














DIRECTIONS:

Traveling on the A484 from Cardigan towards Newcastle Emlyn, enter the town and turn left signposted for Capel Iwan (and the secondary school). Pass the secondary school and take the next left, continue on this road until you reach Capel Iwan. Carry on through the village until you reach the T junction in the middle of the village. Turn left here and the property is just a short way along on the left hand side. What3Words: [///shipyards.played.push](https://www.what3words.com/shipyards.played.push)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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