



Dolwerdd , Cwm Cou, Newcastle Emlyn, SA38 9PE

£289,950

A well presented Two Bedroom Detached Bungalow, situated in the village of Cwmcou. Just 1.5 miles to the nearby town of Newcastle Emlyn, and 7.4 miles to the popular beaches in Aberporth. The accommodation briefly comprises: Porch, Hall, Living Room, Kitchen, Garden/Sun Room, Two Bedrooms and a Shower Room. The property benefits from ample off road parking garage and enclosed gardens.

Situation

Cwm Cou is situated 1.5 miles northwest of Newcastle Emlyn and only 7.4 miles from the beach at Aberporth. Main amenities are found in the nearby town of Newcastle Emlyn. 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 the town is within easy reach of many local areas and attractions.

Entrance Hall



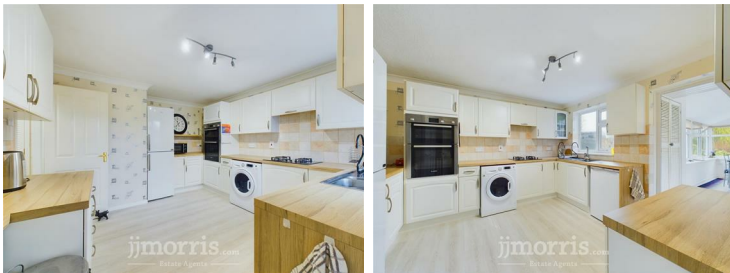
Karndean flooring, Upvc window, coving, telephone point, radiator, loft access.

Living Room



Upvc door, radiator, coving, log burner with marble hearth and wooden surround.

Kitchen



Having a range of wall and base units, double oven, plumbing for automatic washing machine, void and plumbing for dish washer, 4 ring gas hob, extractor fan, glazed display cabinet, radiator, coving, Upvc window, tiled splashbacks. Door to:

Garden/Sun Room



Upvc windows to the three sides, door to the garden, air conditioning, radiator, two TV points, tiled flooring.

Bedroom One



Radiator, Upvc window, coved ceiling. TV point.

Bedroom Two



Upvc double glazed window to front, radiator, coving, fitted wardrobes. TV point.

Shower Room



Corner shower with Triton power shower, low flush WC, sink and vanity unit, storage cupboard, fully tiled walls, heated towel rail Upvc frosted window.

Externally



The property is accessed via a tarmacadam drive with offering ample off road parking for several vehicles and giving access to the garage. To the side of the drive there is low maintenance gravel, with raised border. In the centre of the gravel there is a flower bed. Accessed via either side of the property the rear garden is mainly gravel with a patio area and flower and shrub border. Newly installed external oil fired boiler.

Services

Services - Mains electricity, water and drainage. Oil central heating.

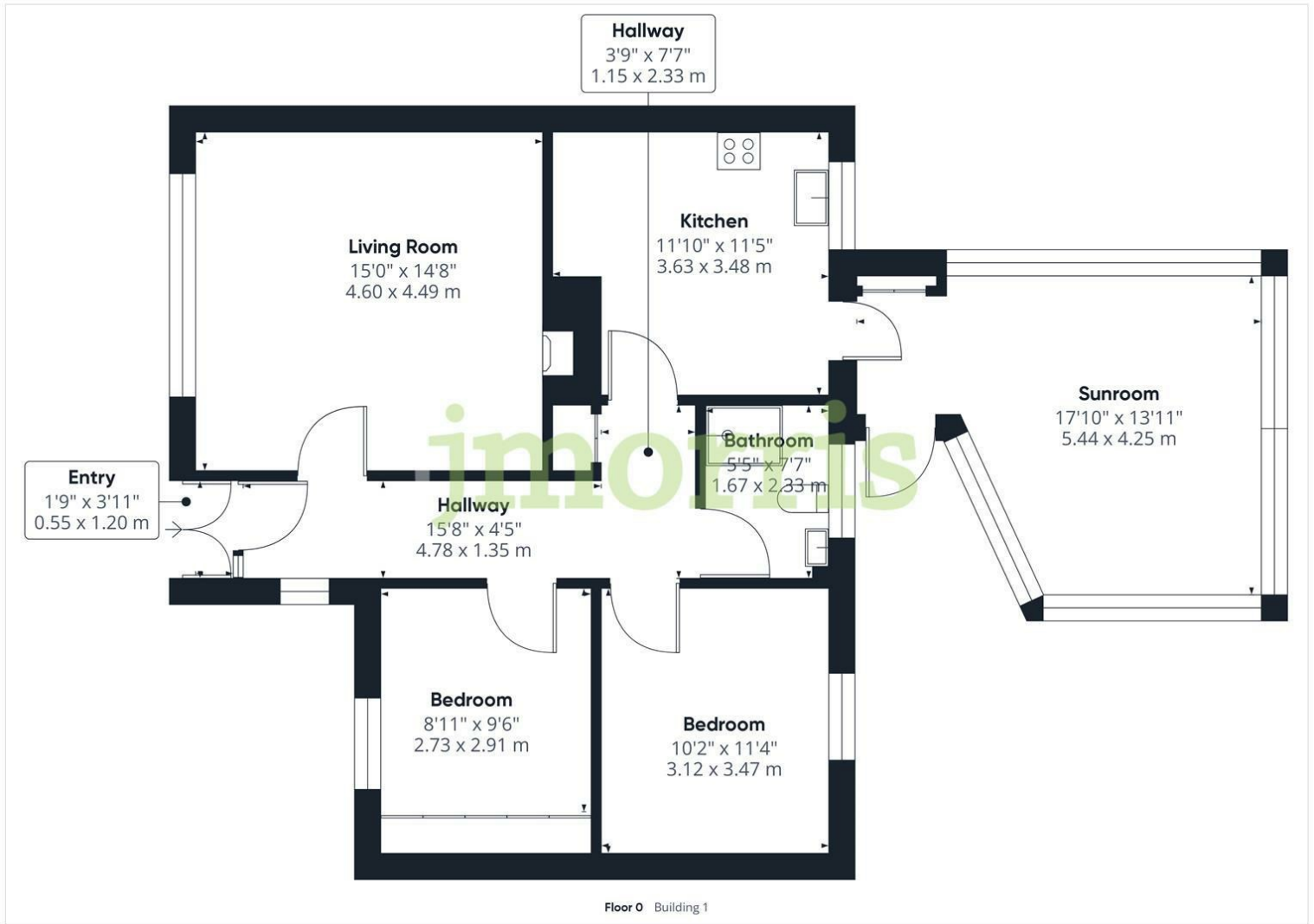
Local Authority - Ceredigion County Council

Property Classification - Band D

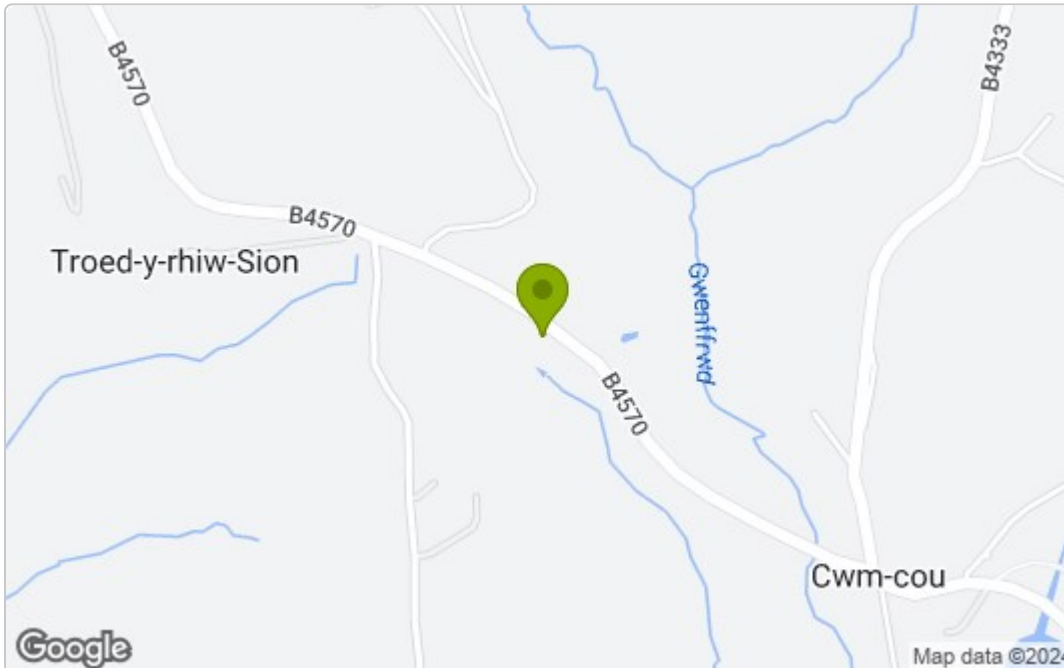
Tenure - Freehold and with vacant possession upon completion.

What3Words - ///scribbled.blockage.toasted

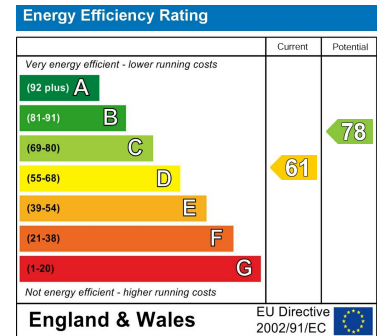
Floor Plan



Area Map



Energy Efficiency Graph



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