



Y Gelli, 8 Caeberllan,, Adpar, SA38 9NR

£424,950

A recently constructed and energy efficient four bedroom home situated in Adpar, within walking distance of Newcastle Emlyn enjoying a slightly elevated position at the head of the cul-de-sac enjoying countryside views and benefitting from the balance of a LABC warranty. The property has been finished to a high specification and offers well-planned family accommodation, which in brief comprises: hall, living/family/dining room, living room, inner hall, utility room, ground floor bedroom/study and shower room. The first floor has a landing, master bedroom with ensuite, two further bedrooms and a family bathroom. Externally, there is parking for several vehicles, detached garage and generous gardens. The property benefits from air source heating and a sprinkler system.

Situation

The property is situated within the Caeberllan development on the fringes of Adpar and Newcastle Emlyn town centre. The village of Adpar offers a doctors surgery and is within walking distance of the market town of Newcastle Emlyn with its excellent range of local retailers, cafes, bars, restaurants, hotels, good level of leisure facilities, primary and secondary schools, mini supermarkets and good public transport connectivity. The property is some 20 minutes drive from the Cardigan Bay coastline and the sandy beaches of Aberporth, Tresaith and Mwnt. The larger town of Carmarthen is some 30 minutes drive of the property with access to the M4 and Network Rail connections.

Accommodation comprises:

Composite entrance door with double glazed side panels and gable fan light open to:

Porch

Vaulted ceiling, recessed lighting, space for coats etc, wood effect flooring, opening to:

Hall



Stairs rising to the first floor, understairs cupboard, wood effect flooring.

Open Plan Kitchen/Dining/Family



Kitchen



Highly appointed with a range of wall and base units and complimentary worktop surface over, inset 1.5 bowl sink with mixer tap and drainer, Leisure range cooker with ovens, grill, storage and hob over, splash back and extractor hood. Integrated dishwasher and microwave, space for American style fridge/freezer, glazed display cabinet, pantry cupboards, breakfast bar, cabinet lighting, recessed spotlights, wood effect flooring and uPVC double glazed window to the front elevation.

Dining/Family Area



Wood effect flooring, uPVC double glazed window doors to:

Living Room



uPVC double glazed doors with side panels open out to the patio and garden beyond, uPVC double glazed window, wood effect flooring.

Inner Hall

Wood effect flooring, doors to:

Bedroom/Study



uPVC double glazed window to the front, wood effect flooring.

Shower Room



Curved shower tray and enclosure with rainfall shower head, low flush w.c. Vanity unit with hand wash basin, aqua panelled walls, uPVC double glazed window, extractor fan and recessed spotlights.

Utility Room



Having a range of wall and base units with worktop surface over, stainless steel sink unit with drainer, void and plumbing for washing machine and space for tumble drier, uPVC double glazed window, extractor fan, recessed spotlights, glazed door to the side. Wood effect flooring.

First Floor

Landing



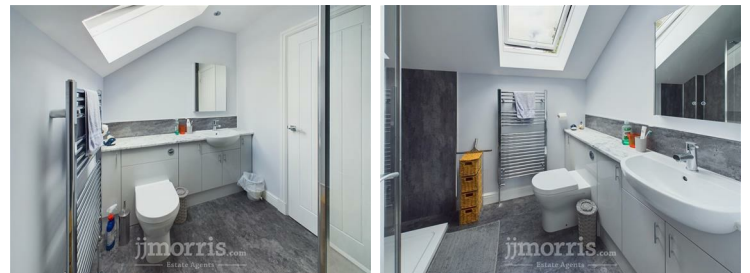
Velux window over the stairs allowing light to flood through, airing cupboard, loft access, doors to:

Master Bedroom



uPVC double glazed window to the front elevation, radiator, door to:

Ensuite Shower Room



Walk-in shower with screen and panelled walls, hand wash basin with vanity unit below, matching concealed cistern and w.c. Storage cupboards and worktop surface, heated towel rail, Velux roof window, extractor fan. Tile effect flooring.

Bedroom Two



uPVC double glazed window to the rear, radiator.

Bedroom Three



uPVC double glazed window to the front, radiator.

Family Bathroom



A four piece suite comprising panel bath with mixer tap and shower attachment, walk-in shower, vanity unit with hand wash basin, low flush w.c. Heated towel rail, panlled walls, extractor fan, spotlights and Velux roof window.

Externally

Tarmac drive providing parking for several vehicles and access to:

Detached Garage

Electric sectional up and over door, uPVC door and window to the side, electricity, water and drainage connected.

Gardens



The property benefits from generous gardens that have been well planned and maintained by the current owner with a paved patio to the rear which extends around the side and rear. Lawned garden with steps which lead to a raised terrace, an ideal spot for sitting out and relaxing. Elevated planted border with decorative shale and a colourful range of shrubs. Outside tap and electrical sockets. Timber storage shed with uPVC door and window, electric connection.

Utilities & Services

Heating Source: Air source heat pump

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Council Tax Band: F

Local Authority: Ceredigion County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///hurls.constants.blizzard

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download, Superfast 11mbps upload and 60mbps download, Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

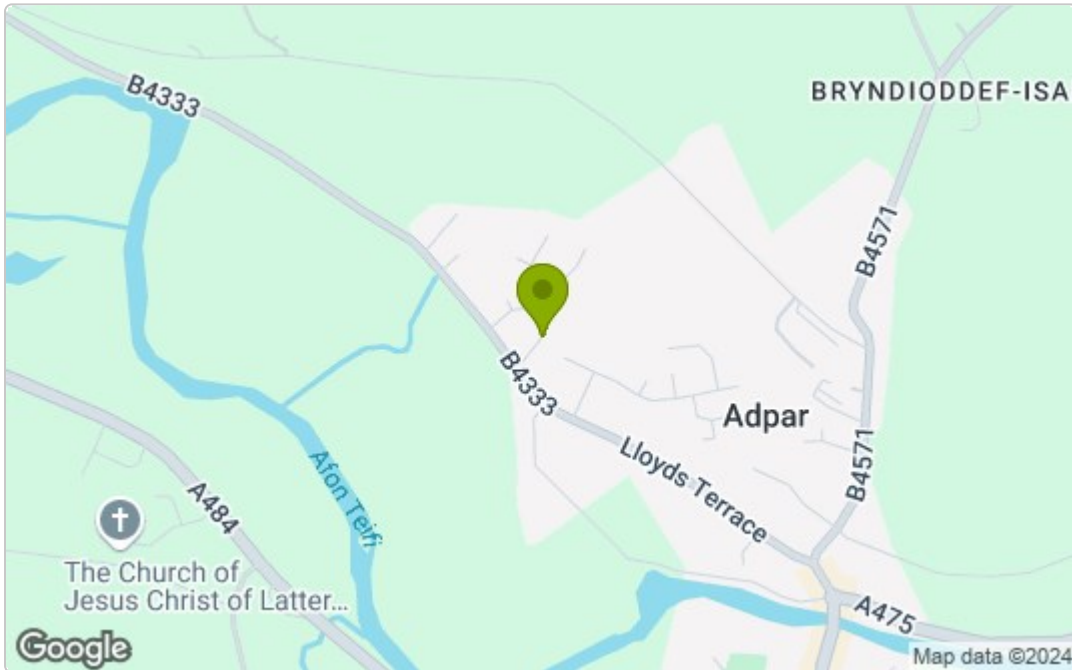
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

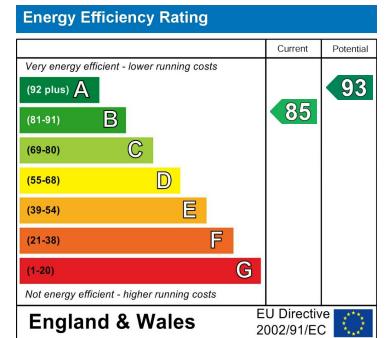
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.