



Cwmbach Cottage , Newcastle Emlyn, SA38 9RD

£365,000

A characterful cottage conveniently situated on a minor country lane on the outskirts of Newcastle Emlyn, set in a plot extending to around 0.37 acres. The accommodation is well-presented and briefly comprises: entrance hall, cloakroom/utility, kitchen/dining room, living room and conservatory. To the first floor, there is a master bedroom with en-suite, two further bedrooms and a shower room. Externally, as mentioned, there is an extensive mature plot with mature trees, shrubs and bushes with a detached workshop/garage.

Hardwood entrance door opens to:

Entrance Hall



Exposed beams, Upvc double glazed window, under stairs storage, radiator, tiled flooring.

Cloakroom/Utility



Low flush w.c, pedestal hand wash basin, exposed beams, Upvc double glazed window, Valliant LPG central heating boiler, void and plumbing for washing machine, space for additional fridge/freezer.

Kitchen/Dining Room



Having a range of wall and base units with complimentary work top surfaces, 1.5 bowl sink unit and drainer, Range Master range style cooker and hob, space for fridge and freezer, exposed beams, spotlights, two Upvc double glazed windows, fuse box, part tiled walls and flooring.

Living Room



Feature fireplace with wood burning stove and wooden surround, uPVC double glazed window, exposed beams, radiator, wall lights. doors to:

Conservatory



UPVC double glazed windows, set on a dwarf wall, with glazed roof. French doors lead out to the garden, tiled flooring,

First Floor

Landing



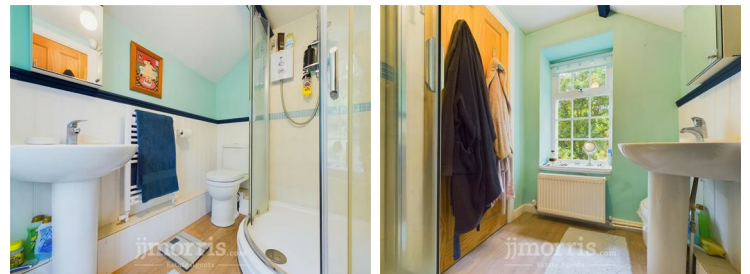
Built in storage, uPVC double glazed window, doors to:

Master Bedroom



UPVC double glazed sash window, radiator, built in wardrobe, exposed beams, dado rail, door to:

En-Suite



Curved shower enclosure with electric shower and tiled surround, low flush wc, pedestal hand wash basin, heated towel rail and radiator, part panelled walls. UPVC double glazed window.

Bedroom Two



Built in wardrobe, radiator, uPVC double glazed sash window, exposed beams, dado rail.

Bedroom Three



UPVC double glazed sash window, exposed beams, radiator.

Shower Room



Curved shower enclosure with tiled surround and electric shower, pedestal hand wash basin, low flush wc, radiator and heated towel rail, part panelled walls and uPVC double glazed window.

Externally



The property is approached via a gated entrance, which leads to a block paved parking area with outside tap and log store. The generous gardens are well planted with mature shrubs, trees and bushes throughout with laid to lawns beyond. Wooden shed and Green house. There is a Large Garage/Workshop which benefits from lighting and power, with a polycarbonate roof allowing natural light to flood in.

Utilities & Services

Heating Source: Calor gas.

Services:

Electric: Mains

Water: Borehole

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What Three Words: ///expansion.attending.limo

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 3mbps upload and 30mbps download and 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

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.

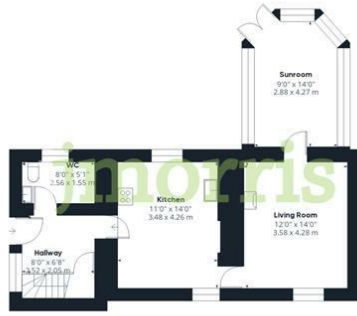
Anti Money Laundering & Ability To Purchase

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.

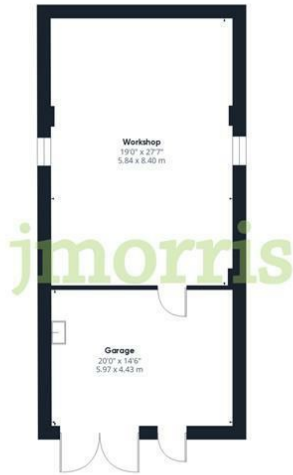
Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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.

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