



Brohedydd Capel Iwan Road, Newcastle Emlyn, SA38 9LR

£525,000

A smallholding with 3.65 acres or thereabouts situated in Capel Iwan, on the outskirts of Newcastle Emlyn. The property comprises a detached bungalow with accommodation being a hall, living room, dining room, kitchen/breakfast room, rear lobby, utility room and w.c. There is also internal access to the integral garage and rear boot room. Accessed off the main hall, there are three bedrooms and a family bathroom. Externally, there is parking to the front with lawned gardens, garage/stable block and storage sheds.

Canopy Porch

uPVC double glazed door to:

Hall

Radiator, cloaks cupboard, airing cupboard, coved ceiling, doors to:

Living Room

uPVC double glazed window to the front, wood burning stove with slate hearth, coved ceiling, radiator.

Dining Room

uPVC double glazed window to the rear, radiator, storage cupboard, door to:

Kitchen/Breakfast Room

Having a range of wall and base units with work surface over, inset stainless steel sink unit, build in double oven, electric hob, space for fridge, tiled flooring, extractor fan, radiator. Door to:

Rear Lobby

Tiled flooring, loft access, doors to:

Utility Room

Base cabinet with work surface, inset sink unit, void and plumbing for washing machine, uPVC double glazed window, radiator, tiled flooring, door to:

W.C.

Low flush w.c. Tiled flooring, uPVC double glazed window.

Boot Room/Porch

uPVC double glazed windows with polycarbonate roof, tiled flooring, uPVC double glazed door to the rear.

Returning to the main hall, doors to:

Bedroom One

uPVC double glazed window to the front, radiator, built in wardrobe.

Bedroom Two

uPVC double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

uPVC double glazed window to the front, radiator, built in wardrobe.

Family Bathroom

A four piece suite comprising panel bath, vanity unit with hand wash basin, corner enclosure with shower, tiled walls and flooring. uPVC double glazed window.

Externally

The property is approached via a tarmac driveway proving parking with lawned gardens surrounding. The drive way continues along the aide of the property and opens up to a useful yard area, providing access to the stables (3.6m x 4.3m & 3m x 4.3m), garage and storage areas. The land is laid out to the left of the property and a further paddock offset to the rear.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: tbc

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band F

What3Words: ///broadens.polishing.jiffy

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 and ultrafast broadband available, with speeds up to Standard 1mbps upload and 5mbps download and Ultrafast 220mbps upload and 1800mbps 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 mobile coverage

EE - Good outdoor, variable indoor

Three - Good outdoor

O2 - Good outdoor and indoor

Vodafone. - Good outdoor, variable indoor

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](https://www.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.

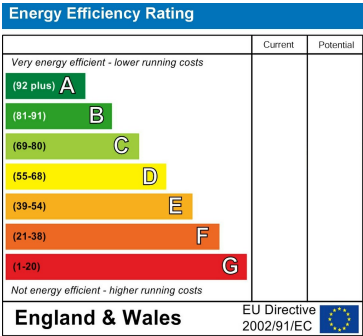
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.