

# **Philip Ling Estates**

**Estate & Letting Agent**

**Castellnewydd Emlyn**



## **YR ENCIL ADPAR**

**OFFERS IN THE REGION OF £285,000**

**CONVENIENTLY SITUATED - WALKING DISTANCE TO TOWN  
MAGNIFICENT RURAL VIEWS TO THE REAR  
TWO DOUBLE BEDROOMS – KITCHEN / DINING ROOM  
SHOWER ROOM - SITTING ROOM – UTILITY AREA  
AMPLE OFF-ROAD PARKING  
GARAGE & GARDEN STORE - MATURE GARDEN AREAS**

### **BRIEF DESCRIPTION**

**Y**r Encil is a traditionally built bungalow under a tiled roof. Access to the property is via a double gated, tarmacadam, driveway leading onto the front and side of the property, leading down to a single garage, with attached, lean to, work shop. To the front of the dwelling there is ample parking and a small lawned area, bordered with mature planting and shrubs with further garden area to the rear. For ease of maintenance the property benefits from uPVC windows, doors & weather goods. *The viewing of this well-proportioned and conveniently located property is highly recommended.*

### **LOCATION AND AMENITIES**

The property is conveniently situated within walking distance to the thriving market town of Newcastle Emlyn. The town hosts a good range of facilities and amenities including: Shops, building societies, a post office, places of worship, public houses, a leisure centre, a swimming pool, primary and secondary schools. Furthermore, the local doctor's surgery is a short, level, walk from the property. Newcastle Emlyn is on the local bus route, making the administrative town of Carmarthen easily accessible. No directions are given in this portfolio as viewers are accompanied.

### **MEASUREMENTS, CAPACITIES & APPLIANCES.**

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. We advise that the prospective client prior to purchase validate such information.

## **ACCOMMODATION**

**The accommodation (with approximate measurements) comprises:**

### **ENTRANCE**

Via a fully glazed front uPVC double glazed door with side light, outside light & doorbell through to the hallway.

### **HALLWAY**

L-shaped hallway with double radiator. Doors accessing the accommodation.



### **BEDROOM 1**

14' x 7'11". Window to the front of the property. Double doored, built in wardrobes. Double thermostatically controlled radiator. Television & telephone points. Carpeted flooring.



### **BEDROOM 2**

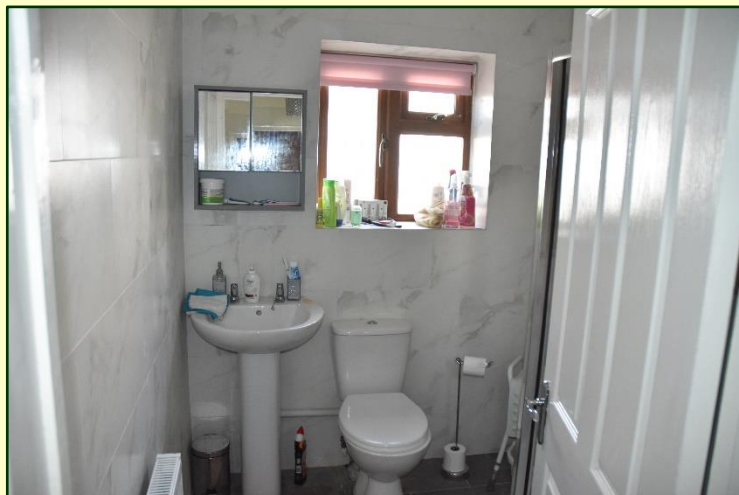
15' x 10'10". Window to the front of the property. Double thermostatically controlled radiator. Carpeted flooring.





## **SHOWER ROOM**

6'9" x 6'6". Window to the side of the property. Shower cubicle with electric shower, WC & wash-hand basin with medicine cabinet above. Radiator. Fully tiled walls & ceramic tiled flooring.



## **SITTING ROOM**

15'3" x 13'5". Large picture window with venetian blinds to the rear of the property. Double thermostatically controlled radiator. Television point. Carpeted flooring. Half glazed, double-glazed door leading to the patio.



## **KITCHEN / DINING ROOM**

L-shaped 18'5" x 8'8" & 10' x 8'4". Two windows overlooking the rear garden. Pleasant range of wall and base units. Double drainer, single bowl stainless steel sink unit. Electric cooker point. Double thermostatically controlled radiator. Dining area currently utilised as breakfast room/additional living space. Side door that leads to utility area.





## UTILITY AREA

20'10" x 5'. Windows to the side of the property. Plumbing for washing machine. Ancillary storage. Door leading to front of the property.

## EXTERIOR

Access to the property is via a double gated, tarmacadam, driveway leading onto the front and side of the property, leading down to a single garage, with attached, lean to, garden store. To the front of the dwelling there is ample parking and a small lawned area, bordered with mature planting and shrubs. To the rear, and to the side of the garage/store, there is a sizeable lawned area, with hedged and fenced boundaries. Additionally, accessed directly from the rear living room, there is an elevated patio area, commanding, beautiful, open countryside views to the rear.



SERVICES

Mains Water, Electricity and Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		