

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



CRUD YR AWEL LLANDYSUL

OFFERS IN THE REGION OF £179,000

REDUCED TO £169,000 FOR A QUICK SALE

SITTING ROOM – DINING ROOM – KITCHEN

FOUR BEDROOMS – BOX ROOM – FAMILY BATHROOM

CELLAR - DETACHED GARAGE - LARGE REAR GARDEN

BRIEF DESCRIPTION

Crud Yr Awel is a traditionally stone-built end terraced residence under a slate roof, which would benefit from, some modernisation works. Access to the property from the minor road is via a walled entrance with a few steps leading to the front door. There is a lane to the side of the property, with access to the rear of the property and also access to the two-storey garage. The property benefits from uPVC double glazed windows, doors and weather goods allowing for easy maintenance. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

Situated in the Teifi Valley town of Llandysul, which offers a good range of local facilities & amenities. These include: shops, post office, medical practice, public houses, places of worship, a leisure centre, indoor swimming pool, a brand new 3years to 18years 'super school'. The market town of Newcastle Emlyn lies just 7 miles away, with the administrative town of Carmarthen just 16 miles due south-east. 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 uPVC door through to the entrance hallway.

HALLWAY

Carpeted staircase to first floor. Thermostatically controlled radiator. Carpeted flooring. Panel doors leading to further accommodation & cellar, with lighting. Half glazed door to the rear covered area.



SITTING ROOM

13' x 9'. Window overlooking the front of the property. Radiator. Carpeted flooring



DINING ROOM

13' 3" x 10' 4". Window overlooking the front of the property. Fitted oil-fired Rayburn. Television & telephone points. Tongue & groove boarded ceiling. Carpeted flooring. We are advised the chimney is no longer in service, but could be reinstated. Serving hatch through to the kitchen.



KITCHEN

10' 4" x 6' 3". Window overlooking the rear of the property. A range of wall and base units. Single drainer single bowl stainless steel sink unit. Cooker with a ceramic hob. Serving hatch through to the dining room.



BATHROOM

9' 1" x 6' 9". Three-piece suite. Bath with electric shower above, wash hand basin and WC. Mirrored medicine cabinet. Laminate flooring.



FIRST FLOOR

Carpeted staircase leading to the first-floor landing. Window on the half landing overlooking the rear garden, letting in the flow of natural light. Doors leading to the bedrooms.

BEDROOM 1

10' 9" x 9' 4". Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted flooring.



BEDROOM 2

9' 3" x 9' 2". Window overlooking the front of the property. Thermostatically controlled radiator. Carpeted flooring.

**BOX ROOM**

6' 8" x 4' 11". Window overlooking the front of the property. Carpeted flooring.

BEDROOM 3

10' 2" x 10'. Window overlooking the front of the property. Thermostatically controlled radiator. Carpeted flooring.

**BEDROOM 4**

10' x 8'7" (excl. wardrobes). Window overlooking the rear of the property. Thermostatically controlled radiator. Built in wardrobes. Airing cupboard with hot water cylinder with immersion heater and shelves.



REAR COVERED STORAGE AREA

To the rear of the property there is a covered area with good storage space. Door leading out to the terraced rear garden which is where the oil tank is situated.

EXTERIOR

Access to the property from the minor road is via a walled entrance with a few steps leading to the front door. There is a lane to the side of the property, with access to the rear of the property and also access to the two-storey garage.



DETACHED GARAGE

14' x 11' 8". Stone built, under a slate roof. The ground floor is a workshop, accessed via the lane through a side door. The first floor is a garage, accessed from the minor road to the rear of the property.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		