

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 3 GARREGWEN, ADPAR NEWCASTLE EMLYN

OFFERS IN THE REGION OF £132,500

**CONVENIENTLY SITUATED RESIDENCE
WITHIN WALKING DISTANCE OF THE TOWN
SITTING ROOM – KITCHEN/DINER – LARGE BEDROOM
BATH/SHOWER ROOM - REAR PATIO AREA**

BRIEF DESCRIPTION

No 3 Garregwen is a traditionally stone built, mid-terrace property, with a later extension to the rear under a slate roof. The property has been sympathetically refurbished & benefits from uPVC double-glazed windows, oil central heating and a plethora of original features. The property has a reasonably sized rear patio area. *Viewing is highly recommended.*

LOCATION & AMENITIES

The property is conveniently situated within walking distance of the market town of Newcastle Emlyn, which hosts a good range of facilities & amenities including: Shops, building societies, a post office, places of worship, public houses, cafes & restaurants, a leisure centre, a swimming pool, a primary and a secondary school. 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. *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. Any appliances, which are included in the asking price have not been formally verified by Philip Ling Estates. Therefore, it is advised that such information be validated by the prospective client prior to purchase

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via uPVC half glazed door into sitting room.

SITTING ROOM

15' x 13' 5" (max). Window overlooking the front of the property, with traditional style shutters. Carpeted staircase to first floor landing. Inglenook style fireplace with stone surround, tiled hearth & timber beam above, currently the chimney is not utilised, but could be reinstated is so wished. Under stair cupboard with traditional style ledge & brace door. Exposed timber beams & timber heads above the windows and doors. Double thermostatically controlled radiator. Partly tiled, partly laminate floor. Half glazed door into kitchen/diner.



KITCHEN/ DINER 14' 4" x 9' 1". Window overlooking the rear of the property. Pleasant range of wall and base units. Built under cooker with inset hob and extractor fan above. Single bowl, single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Thermostatically controlled radiator. Ceramic tiled floor. Door leading to rear courtyard garden.



FIRST FLOOR Traditional style ledge & brace doors to the bedroom & bathroom.

BEDROOM 1 15' x 7' 5" & 7' 8" x 6' (L-shaped). Window overlooking the front of the property & Velux window. Vaulted ceilings with exposed A-frame & part exposed purlins. Exposed chimney breast. Two thermostatically controlled radiators.



Continued Overleaf



BATHROOM

9' 2" x 6' 2". Window overlooking the rear of the property. Fully tiled, bath with screen & electric shower above. WC. Wash hand basin with tiled splashback. Heated towel rail. Linoleum floor.



EXTERIOR

To the rear of the property there is a small courtyard, incorporating an attached outbuilding housing the oil boiler.



SERVICES
VIEWING

Mains Electricity, Water & Drainage.
By appointment, via sole agents, *Philip Ling Estates*.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

3 Garregwen

