

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **FRON HELYG ABERARAD, NEWCASTLE EMLYN**

**OFFERS IN THE REGION OF £210,000**  
**PRICE REDUCED TO £190,000 FOR A QUICK SALE**  
**ENTRANCE HALL – SITTING ROOM**  
**DINING ROOM – KITCHEN**  
**TWO BEDROOMS – FAMILY BATHROOM**  
**AMPLE PARKING – WORKSHOP**  
**LARGE TIERED REAR GARDEN**

### **BRIEF DESCRIPTION**

**F**ron Helyg is a traditionally built family residence under a slate roof. Access from the road is via a walled entrance that leads directly to the front door. Additionally, from the road, you can access the tarmac driveway which offers ample parking & a spacious workshop. The driveway also provides access to the side & rear of the property. The dwelling itself offers uPVC double glazed windows & all-weather goods allowing for easy maintenance. To the rear of the property there is a very large, tiered garden. *The viewing of this property is highly recommended.*

### **LOCATION AND AMENITIES**

The dwelling is conveniently situated within walking distance to the thriving market town of Newcastle Emlyn. The town hosts a good range of facilities & amenities including shops, post office, places of worship, public houses, a leisure centre and swimming pool and primary & 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.

### **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

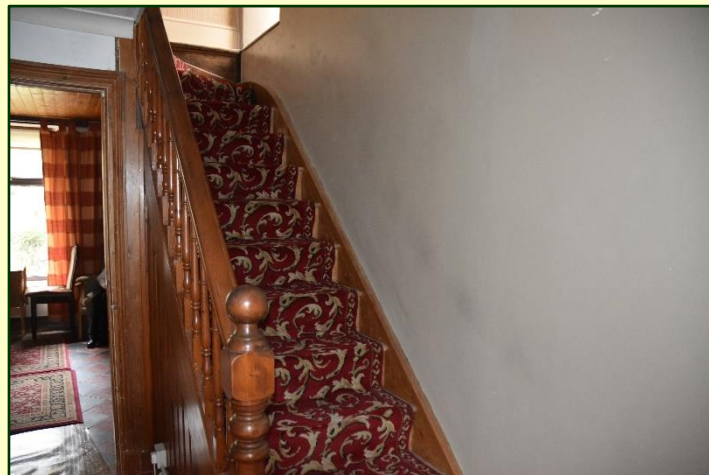
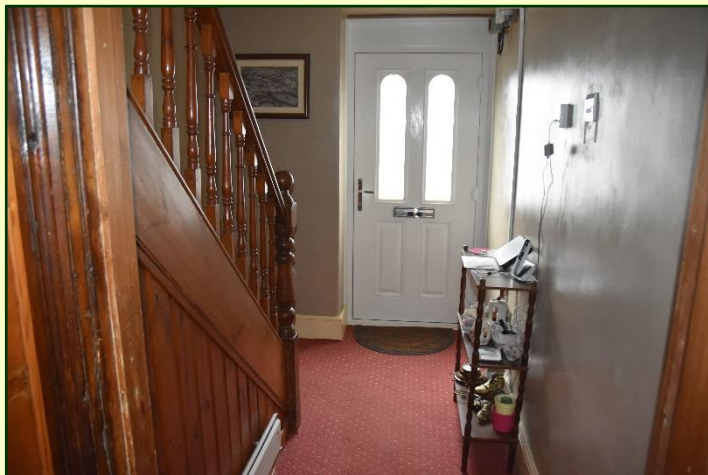
The accommodation (with approximate measurements) comprises:

### ENTRANCE

Via half glazed half panelled composite front door through to the hallway.

### HALLWAY

Carpeted staircase leading to the first floor. Traditional panelled doors to the accommodation. Carpeted flooring with quarry tiles underneath.



### DINING ROOM

12' 9" x 10' 7". Window overlooking the rear of the property. Brand-new oil-fired Rayburn, serving the domestic hot water. Understairs cupboard. Quarry tiled flooring.



### LIVING ROOM

11' 2" x 9' 4". Window overlooking the front of the property. Wood burner sitting upon a slate hearth. Carpeted flooring.





## KITCHEN

13' 11" x 6' 7" (incl. partition). Window overlooking the side of the property. Good range of base units. Stainless-steel single bowl sink unit with a monobloc style tap. Electric cooker with extractor fan above & tiled splashback. Plumbing for washing machine. Outlet for tumble dryer. Tiled floor. Sliding door with a partition for a separate WC & wash hand basin with window to the side.



## FIRST FLOOR

Window on the half landing to let in the natural flow of light. Traditional pine doors leading to the bedrooms & bathroom.

## BEDROOM 1

15' 5" x 9' 5" (excl. cupboard). Two windows overlooking the front of the property. Built in cupboard. Carpeted flooring.



## BEDROOM 2

12' 7" x 9' 6". Window overlooking the rear of the property. Built in airing cupboard which houses the new lagged tank & immersion heater with shelves. Carpeted flooring.





## BATHROOM

8' 9" x 8' 4". Window overlooking the rear of the property. Three-piece suite incorporating bath with electric shower above. Wash hand basin in washstand, with mirror above. WC. Fully tiled walls around the bath & WC.



## EXTERIOR

From the road, you can access the tarmacadam driveway which offers ample parking & a spacious workshop, with power & lighting. The driveway also provides access to the side of the property. To the rear of the property, there is a paved seating area. The property features a tiered lawned garden, with an assortment of mature trees & shrubs. From the top of the garden, you can enjoy lovely views of the town and surrounding area.



*Continued overleaf*





**SERVICES**

Mains Electricity, Water & Drainage.

**VIEWING**

By appointment via *Sole Agents Philip Ling Estates*

**EPC TO  
FOLLOW**