

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



Y WENALLT COED Y BRYN

OFFERS IN THE REGION OF £275,000

WELL-APPOINTED FAMILY RESIDENCE

AFFORDING MAGNIFICENT RURAL VIEWS

ENTRANCE HALL – SITTING ROOM – DINING ROOM – KITCHEN

THREE BEDROOMS – FAMILY BATHROOM – SEPARATE WC

UTILITY AREA – GARAGE/WORKSHOP

FRONT & REAR GARDEN AREAS

BRIEF DESCRIPTION

Y Wenallt is a traditionally built family residence under a tiled roof. The dwelling itself offers uPVC double glazed windows & all-weather goods allowing for easy maintenance. Access from the road is via a double gated entrance leading onto the tarmac driveway to the front of the dwelling & onto the garage to one side. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

The dwelling is situated in the tranquil rural hamlet of Coed Y Bryn, which has a place of worship. This community lies about 5 miles from the thriving Teifi Valley market town of Newcastle Emlyn which provides a good range of local facilities, amenities and a variety of local community activities, including shops, post office, schools, public houses, restaurants, public swimming pool and leisure centre. Coed Y Bryn also lies about 5 miles from the market town of Llandysul. 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 glazed front door with sidelight through to the entrance hall.

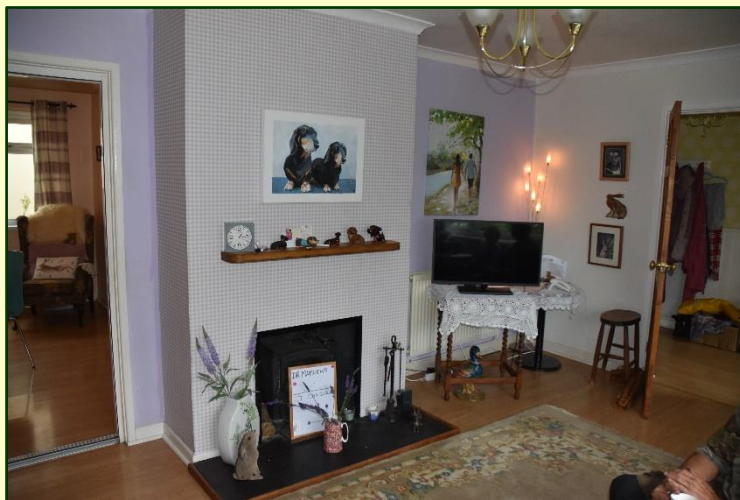
HALLWAY

T shaped. Telephone point. Radiators. Trap door accessing the loft area. Pine Panelled doors to the accommodation. Laminated flooring.



SITTING ROOM

17'5" x 11'10". Picture window overlooking the front of the dwelling with magnificent views over the surrounding countryside. Wood burner sitting on a slate hearth. Laminated flooring. Telephone & television points. Radiators. Patio doors accessing the dining room.



DINING ROOM

11'11" x 8'4". Window overlooking the rear of the dwelling. Laminate flooring.



KITCHEN

14'2" x 9'9". Window overlooking the rear gardens with views beyond. Pleasant range of wall & base units with larder cupboard. Stainless-steel sink unit. Gas cooker point. Tiled splashbacks. Plumbing for washing machine. Housing for the oil-fired combi boiler serving the domestic hot water & central heating. Built-in linen cupboard. BI folding door through to the dining room. Radiator. Further door to covered walkway with access to the utility room.



BEDROOM 1

13'7" x 11'11". Window overlooking the front of the dwelling. Radiator. Telephone point.



BEDROOM 2

9'10" x 6'9". Window to the front of the dwelling again with fine views. Radiator.



BEDROOM 3

12' x 9'10" excl. wardrobes. Window overlooking the rear of the dwelling. Glazed door accessing the rear garden. Built in wardrobes. Central pendant & wall lights.

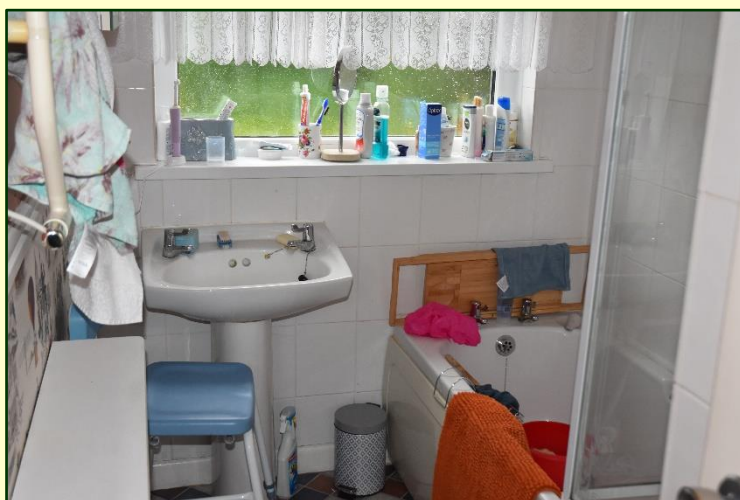


SEPARATE WC

Window to the rear. WC & Wash hand basin. Thermostatically controlled radiator.

BATHROOM

8'8" x 5'5". Window overlooking the rear of the dwelling. Two-piece suite incorporating bath with electric shower fitted above. Wash hand basin. Tiled splashbacks. Shaver point. Built in linen cupboard. Thermostatically controlled radiator.



EXTERIOR

Access from the road is via a double gated entrance leading onto the tarmac driveway to the front of the dwelling & onto the garage to one side. To the front there is also a lawned & seating area, mature trees & shrubs & magnificent rural views. To the rear of the dwelling there is a paved seating area, a vegetable plot, lawn, greenhouse, shrubs & good boundaries.



Continued overleaf



UTILITY ROOM

13'8" x 9'5" incl. covered walkway. Via covered walkway from the kitchen. Under a Perspex roof. Window to the side. Power & lighting.

GARAGE / WORKSHOP

18'3" x 9'10". Block built construction. Double entrance doors. Window to the side. Power & lighting.

SERVICES

Mains Electricity & Water. Private Drainage. LPG Gas.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		