BRYNAWEL
PENRHERBER

OFFERS IN THE REGION OF £250,000

**KITCHEN – SITTING ROOM - DINING ROOM
THREE BEDROOMS – FAMILY BATHROOM
DETACHED GARAGE – OFF ROAD PARKING
LOVELY COUNTRY VIEWS**

BRIEF DESCRIPTION

B rynawel is a traditionally built property under a slate roof. Access from the road is via a walled, single gated entrance with a path leading to the front door with lawned areas either side. The property benefits from all new uPVC double glazed windows & entrance door, solar panels, hard-wired smoke alarms, internal insulation & an up to date electrical certificate. ***The viewing of this property is highly recommended.***

LOCATION AND AMENITIES

The property is set in the small village of Penrherber which is on the local bus route. This rural village lies just 1.8 miles away from the thriving market town of Newcastle Emlyn which provides a good range of local facilities, amenities and a variety of community activities, including shops, building societies, post office, schools, restaurants, public houses, places of worship and leisure centre. ***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 fully glazed uPVC door through to the entrance hallway.

HALLWAY   Carpeted stairs leading to first floor. Understairs cupboard. Panelled doors leading further into the accommodation.
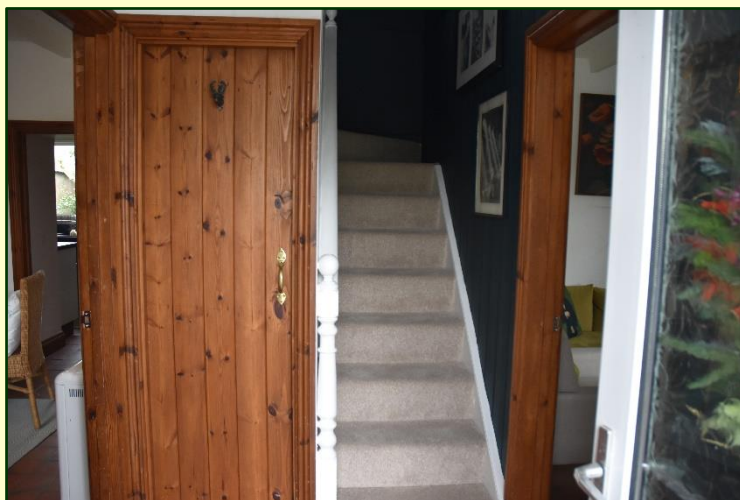
SITTING ROOM   13'9" x 9'3". Window overlooking the front of the property. Open fire. Wall lights & main ceiling light. Electric storage radiator. Tiled floor.

DINING ROOM   13'8" x 9'6". Window overlooking the front of the property. Wood burner set in brick inglenook style fireplace with built in cupboards either side. Storage radiator. Wood panelling to one wall. Tiled floor. Panelled door through to kitchen.

KITCHEN

15'7" x 7'9". Window above sink overlooking the rear of the property. Good range of base units and wall unit. Single drainer single bowl Asterite sink unit with monobloc style tap. Tile splashbacks. Cooker point. Plumbing for washing machine. Storage radiator. Tiled floor. Half glazed half panelled door through to rear inner hallway with door to the rear airing cupboard, which houses the lagged tank and shelves. Further door to the bathroom.

BATHROOM

7'1" x 7'1". Window overlooking the rear of the property. Two tiled walls. Pea shaped bath with screen and electric shower above. Vanity sink unit with drawers underneath and mirror above. WC. Storage radiator. Extractor fan.

FIRST FLOOR

Carpeted staircase up to the first-floor accommodation with window on the half landing allowing the flood of natural light. Trap door to the loft. Panelled doors leading to the bedrooms.
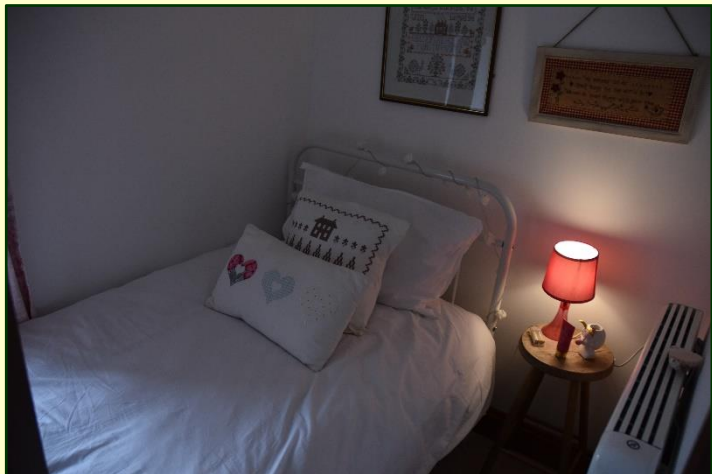
BEDROOM 1   13'11" x 9'. Window overlooking the front of the property with lovely rural views. Partly exposed A-frames. Storage radiator. Carpeted floor.

BEDROOM 2   7'1" x 5'1". Window overlooking the front of the property. Wood panelling to one wall. Storage radiator. Carpeted floor.

BEDROOM 3   13'8" x 10'2". Window overlooking the front of the property. Victorian style fireplace for decoration only with timber mantle & surround. Partly exposed A-frames. Storage radiator. Carpeted floor.

EXTERIOR   To the rear of the property there is a reasonably sized garden with mature trees.

GARAGE   22'10" x 9'5". Double garage under a corrugated roof. Power, lighting & water. Off street parking to the front.

SERVICES   Mains Water, Electricity and Private Drainage.

VIEWING   By appointment via *Sole Agents Philip Ling Estates*