

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



1 BRIDGEND TERRACE

PONTSELI, ABERCYCH

OFFERS IN THE REGION OF £135,000

TRADITIONALLY BUILT END TERRACE DWELLING

LIVING ROOM – SITTING ROOM -TWO BEDROOMS

BATHROOM – GARDEN TO THE SIDE

IN NEED OF TOTAL RENOVATION

OFF-ROAD PARKING

BRIEF DESCRIPTION

NO 1 Bridgend Terrace is a traditionally built semi-detached cottage with a later extension to the side under tiled roofs. The dwelling is in need of total renovation and refurbishment; however, this is reflected in the asking price. There is a certain amount of work that has been carried out; please ask for further information. *Early viewing is recommended.*

LOCATION AND AMENITIES

The property is situated in the tranquil Teifi Valley hamlet of Abercych, which hosts a village pub & restaurant. Abercych lies approximately 6 miles from the thriving market town of Newcastle Emlyn, which hosts a varied range of local facilities & amenities including: Shops, eating houses, public houses, places of worship, a primary & secondary school, a public swimming pool & leisure centre, and is on the local bus route, making it easily accessible to the larger town of Cardigan and the administrative town of Carmarthen. No directions are given in this portfolio as viewers are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES.

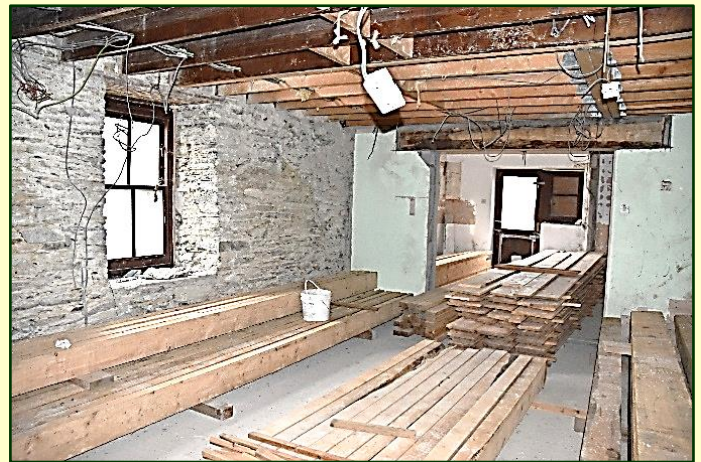
The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. We advise that the prospective client prior to purchase validate such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

Ground Floor

39'1" x 14'6". Entrance to the property is via part-glazed timber door to the front of the property and into open plan living area with direct access to kitchen area. New concrete floor throughout and render has been removed internally to expose stonework on external walls. two windows overlooking the front of the property in living area and windows to front and side in kitchen area. Kitchen area also has door accessing the side of the property. Timber has already been purchased and is on site for renewal of joists, additional support posts and 1st floor flooring. All timber at the property is included in the asking price.



First Floor

26'5" x 14'6". No access at present in need of new stairway. Floorboards have been removed to allow for fitting of new timberwork inclusive of new floorboards which are included with the asking price. Ample room for two good sized bedrooms and bathroom. Windows to the front of the property. Ceilings appear in good order.



EXTERIOR

To the side of the dwelling, there is a hardstanding for off-road parking and an additional area, currently utilised as storage, which could be turned into a useable garden area.



SERVICES

Mains Water, Electricity and Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*