

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



TWELI VIEW PENCADER

OFFERS IN THE REGION OF £220,000

**CONVENIENTLY SITUATED FAMILY RESIDENCE
FULL OF ORIGINAL FEATURES AND CHARACTER**

ENTRANCE HALL – 2 RECEPTION ROOMS – KITCHEN

DINING ROOM – SHOWER ROOM – FOUR BEDROOMS

GARDEN AREAS – OFF-ROAD PARKING – GARAGE/WORKSHOP

BRIEF DESCRIPTION

Tweli View is a traditionally stone built dwelling under a slate roof. We are advised that parts of the dwelling date back as far as the early 1800's, when it was used as a public house. The property benefits from a host of features that one would expect from a property of this period with the addition modern fixtures and fittings including oil central heating, uPVC double glazed windows & a modern kitchen and bathroom. With room for improvement externally, this property will allow for, any potential purchaser to make the property their own whilst adding value in the process. Access from the road is via a shared, Tarmacadam, driveway leading to a double gated entrance and further on to off-road parking and large workshop. *Viewing is highly recommended.*

LOCATION & AMENITIES

The dwelling is situated within the village of Pencader, which hosts a varied range of facilities & amenities including shops, Sub post office, primary school & places of worship. Pencader is on the public bus route making the market town of Llandysul & the larger administrative town of Carmarthen, which lies just 9 miles away 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. Therefore, it is advised that the prospective clients prior to purchase validate such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via half glazed door through to the inner vestibule area, with staircase to the first floor and doorway through to the kitchen.

KITCHEN/DINER

15' 9" x 15' 5". Windows overlooking the front and rear of the dwelling. A modern range of wall & base units with stainless steel sink unit. Oil fired Aga range cooker which also serves the domestic hot water. Built in oven. Feature open beamed ceiling and painted stone walling. Plumbing for washing machine and built in dishwasher. Stable door through to reception room.



RECEPTION ROOM

14' 7" x 10' 3". Windows overlooking the front and rear of the dwelling. Large wood burner with slate hearth, inset within inglenook style fireplace. Feature open beamed ceiling and exposed, painted stone walls. Radiator. Carpeted. Glazed door, with glazed sidelight's through to second reception room.



RECEPTION ROOM 2 14' 10" x 14'9". Windows overlooking the front and rear of the dwelling. Feature open beamed ceiling and exposed, painted stone walls. Wood burner. Double radiator. Carpeted. Staircase accessing the Cellar and further staircase accessing the first floor.



OFFICE/BEDROOM 14' 11" x 11'. Windows overlooking three aspects. Double radiator. Feature open beamed ceiling. Currently utilised as home office but would make a lovely guest bedroom.



1ST FLOOR LANDING Via carpeted staircase with window on the half landing. Panelled doors accessing the bedrooms & bathroom. Double radiator.

BEDROOM 1 14' 7" x 9' 1". Windows overlooking the front and rear of the dwelling. Double radiator. Television point. Carpeted.



BEDROOM 2 8' 2" x 5' 3". Window to the front of the dwelling. Radiator. Carpeted.

BEDROOM 3

15' 1" x 13' 4" Max. Windows overlooking the front and rear of the dwelling. Built in wardrobe unit with space for bed. Double radiator



BATHROOM

10' 4" x 5' 9". Window to the rear. Large shower cubicle with extractor above. Boarded walls. Wash hand basin and vanity unit. Mirror with shelving. Ceramic tiled floor. Heated towel rail. Airing cupboard with lagged hot water cylinder and shelving.



BASEMENT

14' 3 " x 11' 7" accessed via staircase from reception room 2. Cool room, originally utilised as a cellar. Window to the front and door to the rear of the dwelling. Built in store area.



EXTERIOR

Access from the road is via a shared, Tarmacadam, driveway leading to a double gated entrance and further on to off-road parking and large workshop. To the rear of the cellar door there is a concrete patio area adjoining a pleasant and private lawned area with shrub and flower borders with a further fenced garden, which would make a lovely growing area. To the side is a large parking area allowing Access to the workshop/garage.



Continued overleaf

WORKSHOP

Accessed via single courtesy door and a double, sliding vehicle access door. Block build and insulated. Windows overlooking the front and rear. Power and lighting.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment, *via agents Philip Ling Estates.*

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60