

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



PENCARTWS ABERPORTH

OFFERS IN THE REGION OF £395,000

**FAMILY RESIDENCE SET IN COASTAL VILLAGE
ENTRANCE HALL - SITTING ROOM – DINING ROOM
KITCHEN – CONSERVATORY - SHOWER ROOM
FOUR BEDROOMS - EN-SUITE TO MASTER BEDROOM
LARGE GARDEN AREAS – OFF ROAD PARKING**

BRIEF DESCRIPTION

Pencartws is a part traditionally block-built and part timber framed, split-level, detached property under a tiled roof, with a later extension to one side. Access to the property is via a minor roadway, through a double gated entrance leading onto a gravelled driveway giving access to the front and side of the property then further on to the rear garden. The property benefits from a superb coastal location just on the outskirts of the popular coastal village of Aberporth, solar panels, gas-fired central heating, hardwood and uPVC double glazing, conservatory & weather goods together with panoramic sea views from the rear garden. *Viewing is highly recommended.*

LOCATION AND AMENITIES

The property is situated in the coastal village of Aberporth. Nearby are the further, picturesque, coastal resorts of Tresaith, Mwnt and Penbryn, all of which are renowned for their natural beauty and aquatic wild life. The village of Aberporth provides a good range of local facilities including grocery shops, public houses, places of worship, and a primary school. The village is within easy reach of the busy market towns of Cardigan and Newcastle Emlyn. **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

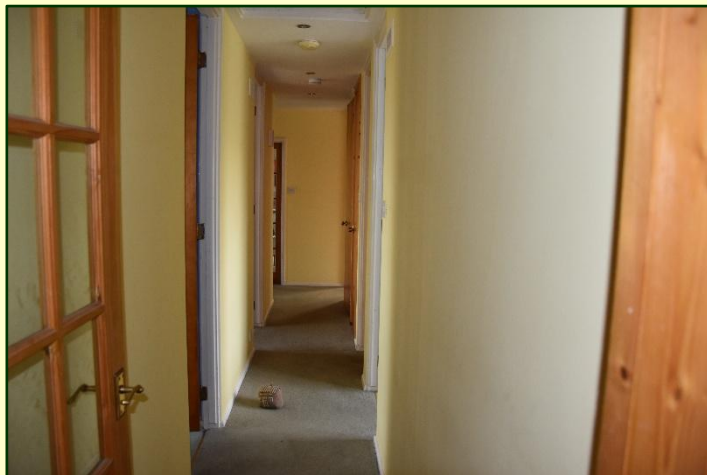
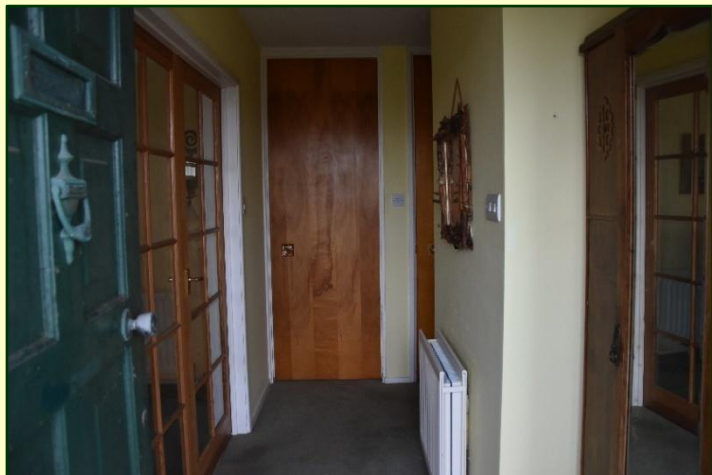
The accommodation (with approximate measurements) comprises:

ENTRANCE

Via traditional style, hardwood door through to the entrance hallway.

HALLWAY

L-shaped. Double thermostatically controlled radiator. Power points. Airing cupboard. Downlighters. Carpeted floor. Glazed double doors to Reception Room 1. Timber doors further into the accommodation. Glazed door to half landing with timber, open tread staircase leading down to Reception Room 2 & up to Bedroom 4.



RECEPTION ROOM 1

15' 3" x 13' 8". Large picture windows overlooking the front of the property. Wood burner set upon a tiled hearth with feature stone wall surround. Television point. Wall lights & centre pendant light. Double thermostatically controlled radiator. Carpeted. Archway through to dining area.



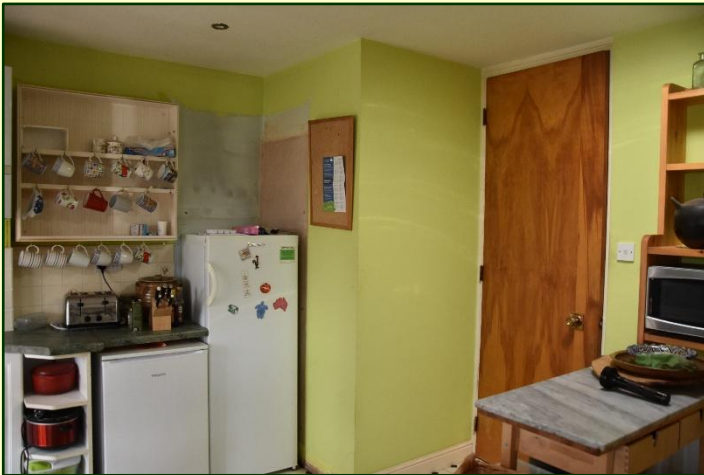
DINING AREA

11' 3" x 8' 2". Window overlooking the rear of the property. Double thermostatically controlled radiator. Doorway leading to kitchen.



KITCHEN

13' 5" x 11' 3". Window overlooking the rear of the property. Pleasant range of base units. Single bowl, single drainer stainless steel sink unit with mixer tap. Eye level, integrated oven and grill. 4 ring, gas hob inset into the worktop with extractor above. Plumbing for dishwasher. Tiled splashbacks. Downlighters. Housing for the gas combi boiler, which serves the domestic heating and hot water. Sun tube, to allow for natural light. Double thermostatically controlled radiator. Linoleum tiled floor. Door to the hallway. Glazed door to the conservatory.



CONSERVATORY

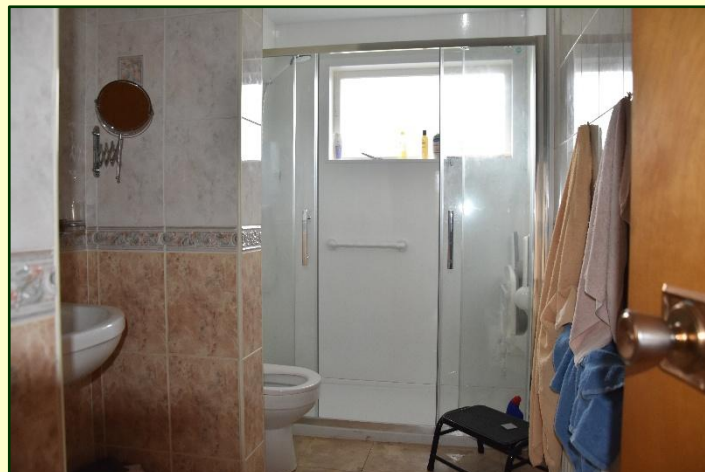
14' 8" x 9' 6". uPVC double glazed windows. Cavity stud walls. Plumbing for washing machine. Power & lighting. Ceramic tiled floor.

BEDROOM 1/ STUDY

10' 2" x 7' 9". Built in wardrobes. Centre pendant light. Single thermostatically controlled radiator.

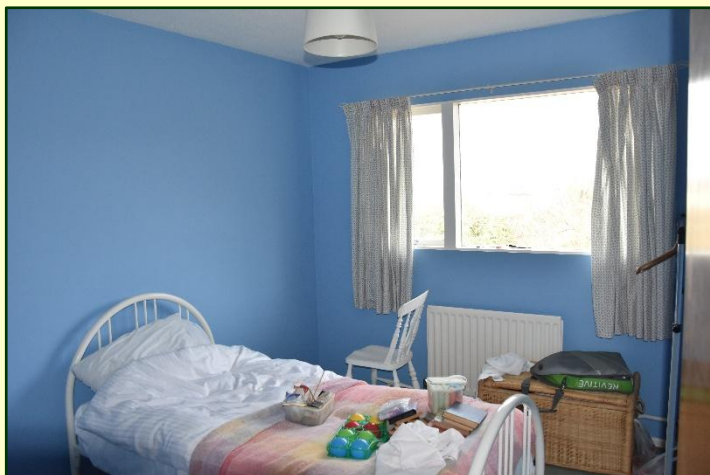
SHOWER ROOM

11' 1" x 5' 4" (max). Window overlooking the rear. Large walk-in shower enclosure with electric shower unit. Close coupled WC. Wash hand basin. Fully tiled walls. Linoleum floor.



BEDROOM 2

10' 3" x 8' 9". Window overlooking the front of the property. Single thermostatically controlled radiator.



BEDROOM 3

11' 3" x 11' 2". Window overlooking the rear of the property. Double thermostatically controlled radiator. Telephone point. Laminate floor.



BEDROOM 4

17' x 12' 9". Velux windows & large window overlooking the front of the property. Stain glass window. Television point. Vaulted ceiling with exposed purlins & rafters. Exposed timber floorboards. Doors accessing the en-suite & walk in wardrobe.



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EN-SUITE

7' 8" x 6' 9" (max incl. shower). Window overlooking the rear of the property & Velux window. Large shower enclosure with electric shower. Three-piece suite with close coupled WC, bidet & wash hand basin. Part tiled walls. Heated towel rail. Vanity cabinet. Extractor fan. Wall & ceiling lights. Continuation of exposed timber floorboards.



**WALK IN
WARDROBE**

7' x 5' 2". Window overlooking the rear of the property. Continuation of exposed timber floorboards.



**RECEPTION
ROOM 2**

25' 1" x 12' 5". Double aspect windows to the front & side of the property. Two double thermostatically controlled radiators. Shelving. Exposed beams on ceiling. Exposed timber floorboards. Stairs up to hallway & Bedroom 4. uPVC double glazed doors out to rear patio area.

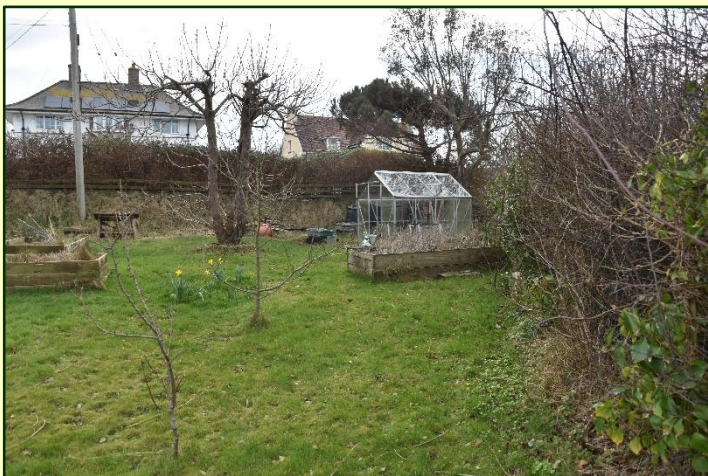


EXTERIOR

Access to the property is via a minor roadway, which leads onto an uncategorised road via a double gated entrance leading onto a gravelled driveway, which gives access to the front and side of the property then further on to the rear garden. Timber steps lead down to a concrete/gravelled pathway around the perimeter, with further concrete steps down to the lower level/rear. To the rear there is a good-sized garden, with access to the conservatory and Reception Room 2, a log store, raised planting beds, mature trees, a shed, greenhouse and mature fenced & hedged boundaries.



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SERVICES
VIEWING

Mains Water, Electricity and Drainage. LPG Heating.
By appointment via *Sole Agents Philip Ling Estates*

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

Pencartws

