

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



PENRIDGE CROESLAN

OFFERS IN THE REGION OF £310,000

**TRADITIONALLY BUILT BUNGALOW
SITTING ROOM – KITCHEN - THREE BEDROOMS
FAMILY BATHROOM – SEPARATE WC – OFF ROAD PARKING**

BRIEF DESCRIPTION

Penridge is a traditional cavity block built, bungalow under a tiled roof. Access from the road is via a private tarmac driveway, leading onto the front of the dwelling with room for off-road parking & access to the garage to one side. The property benefits from wood-grained uPVC double glazed windows, doors. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is situated in the tranquil hamlet of Croeslan, which has a shop & sub post office. The Teifi Valley market town of Llandysul, which lies just a short distance away, offers a good range of local facilities & amenities including: shops, post office, a medical practice, public houses, places of worship, a leisure centre with indoor swimming pool and a new 'super school'. The market town of Newcastle Emlyn lies just 7 miles away, with the administrative town of Carmarthen just 16 miles due southeast. 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. Any appliances, which are included in the asking price, have not been formally verified by Philip Ling Estates. Therefore, it is advised that all information be validated by the prospective purchaser signing any legally binding contract.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE Via enclosed three-arched porch through to a timber fully glazed, small paned door with side light, doorbell and exterior lights, through to the entrance hall.

HALLWAY L-shaped hallway. Radiator. Doors accessing the accommodation. Carpeted.

SITTING ROOM 18'11" x 13'7". Two windows, one overlooking the front of the property & the other to the side with magnificent views. Brick built fireplace; the current chimney has been brought down to roof level, so it could be reinstated if desired. One double radiator & one single radiator. TV point. The room features from matching wall lights and two centre lights. Carpeted.



**BEDROOM 1 /
STUDY**

9'3" x 6'7". Currently used as a study. Window to side of the property. Radiator. Carpeted.



**BEDROOM 2 /
SNUG**

13'8" x 7'. Currently used as a snug. Double glazed uPVC French doors accessing the conservatory. Radiator. Carpeted.



CONSERVATORY 10'8" x 8'7". Double glazed uPVC windows set upon a brick plinth. Polycarbonate roof. One opening window and top light. Door to the side leading to the garden.



BATHROOM 9'8" x 6'11". Window to rear of the property. 4-piece suite featuring fully tiled shower cubicle with electric shower. Half tiled over the bath. WC & wash hand basin with tiled splashback and medicine cupboard. Shaver point & light. Double radiator.



BEDROOM 3

13'7" x 8'6". Two windows to the front of the property. Radiator. Carpeted.



KITCHEN

13'4" x 10'4". Window to rear of the property overlooking the garden. Range of floor units with tiled splashbacks. Larder cupboard with built-in eye level oven. Ceramic hob with extractor fan above. Single drainer, stainless steel sink unit. Door leading to utility room.



UTILITY ROOM

10'2" x 5'7". Housing for the oil boiler. Plumbing for a washing machine. Rear door with window to the side of the property. Door leading to separate WC. Integral door through to garage.



SEPARATE WC

Window to the side of the property. Wash hand basin & WC.

GARAGE

15'7" x 11'2". Window to the side. Electric up and over door.

**EXTERIOR**

Access from the road is via a private tarmacadam driveway, which leads to the front of the dwelling. The driveway features mature trees and shrubs, with gardens to either side. There is a path that surrounds the property leading to a large patio at the rear. Featuring external water tap and a feature brick built retaining wall that sections the garden from patio. Steps leading up to the ample garden areas with mature trees and shrubs.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment, *via sole agents Philip Ling Estates.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

