

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



PANT GLAS PONTHIRWAUN

OFFERS IN THE REGION OF £357,000

**DETACHED STONE BUILT CHARACTER COTTAGE
SITTING ROOM – DINING ROOM – KITCHEN
2/3 BEDROOMS – FAMILY BATHROOM
APPROX. ONE ACRE OF GARDEN
OUTBUILDINGS – GARAGE
POLYTUNNELS**

BRIEF DESCRIPTION

Pant Glas is a detached 1850/60's stone built character cottage under a slate roof. Access from the road is via a walled frontage with railings and a gravelled walkway to the front door plus a side door directly to the kitchen. The property benefits from having off-road parking, a detached garage, outbuildings, approximately one acre of garden and paddock. The paddock has a separate gated entrance from the roadside. *To fully appreciate this dwelling viewing is highly recommended.*

LOCATION AND AMENITIES

The property is situated in the tranquil Teifi Valley hamlet of Ponthirwaun. The thriving market town of Newcastle Emlyn lies approximately 5 miles away and hosts a good range of local facilities and amenities including shops, building societies, a post office, places of worship, public houses, a leisure centre, a swimming pool, a primary and secondary school. *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 uPVC half glazed door through to hallway.

HALLWAY Quarry tiled flooring. Doors through to sitting room & dining room. Stair case to first floor.

DINING ROOM 8" x 13'4". Window overlooking the front of the property. Open cast iron fireplace with wooden surround. Ceiling lights. Open beamed ceiling. Double thermostatically controlled radiator. Quarry tiled flooring.



SITTING ROOM 13'3" x 10'11". Window overlooking the front of the property. Ingle nook style fire place with oak beam inset with a multi fuel wood burner on a slate hearth. Original quarry tiles. Television point. Under stair cupboard with light. Thermostatically controlled radiator. A half-glazed door leads you through to garden room plus doors through to the bathroom & kitchen.



GARDEN ROOM

15'11" x 7". Large window to the rear of the property with a slate window seat overlooking approximately 1 acre of garden plus a window to the side. Pine tongue and groove ceiling. Carpeted. Ceiling light. Telephone point. Two thermostatically controlled radiators.



BATHROOM

6'7" x 7'2". Window overlooking the side of the property. Bath with shower attachments to the bath taps. WC & wash hand basin. Extractor fan. Partly tiled walls. Beamed ceiling with tongue and groove. White traditional heated towel rail. Sealed laminate flooring.



KITCHEN

12'5" x 10'1". Window overlooking the front of the property plus a large window overlooking the rear. A lovely range of units. Built in fridge-freezer. Large stainless steel single bowl sink unit with mono block style tap. Electric power point for electric cooker. Brushed stainless steel splashback. Beamed and vaulted ceiling. Thermostatically controlled radiator. Ceiling lights and downlighters. Wall mounted floating shelves and shelved alcoves adding extra storage. Ceramic tiled floor. Doors through to the front & rear of the property plus doors through to the sitting room & utility room.



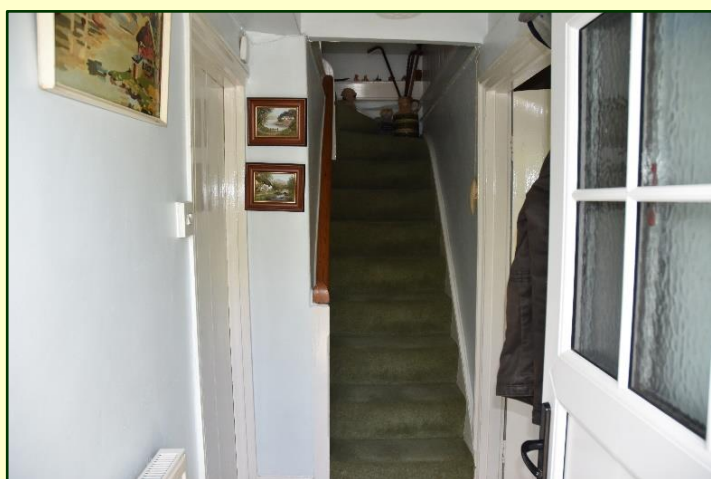
**PANTRY/
UTILITY ROOM**

Exposed A-frames. Built in cupboards incl larder cupboard. Worksurface. Shelves. Plumbing for washing machine. Housing for the brand-new combi boiler. Doors through to further storage areas & the front and rear of the property.



1ST FLOOR

Carpeted staircase. Window on the landing allowing in natural light. Ceiling light. Loft hatch. Thermostatically controlled radiator. Doors to bedroom one and two.



BEDROOM 1

13'7" x 11'4". Window overlooking the front of the property. Pine panelling to one wall with shelving. New built-in wardrobes. Partly exposed a-frames. Television point.



BEDROOM 2

13'8" x 8'4". Window overlooking the front of the property. Pine panelling to two walls. Partly exposed a-frames. Pine tongue and groove boarded flooring. Victorian style cast fireplace.



EXTERIOR

A covered seating area from the rear kitchen door. Approximately 1 acre of garden. Slate slabbed seating area with slate slabbed path to additional chipped seating area. Two polytunnels. Fruit cage. Raised vegetable beds and large vegetable patch. Garden shed. External bin shed, with door, to the front. Paddock with wild flowers. Stone driveway with detached garage & adjoining double open fronted garage.

DETACHED GARAGE

Under pitched corrugated roofs. Up and over door. Power and lighting. With adjoining double open fronted garage.

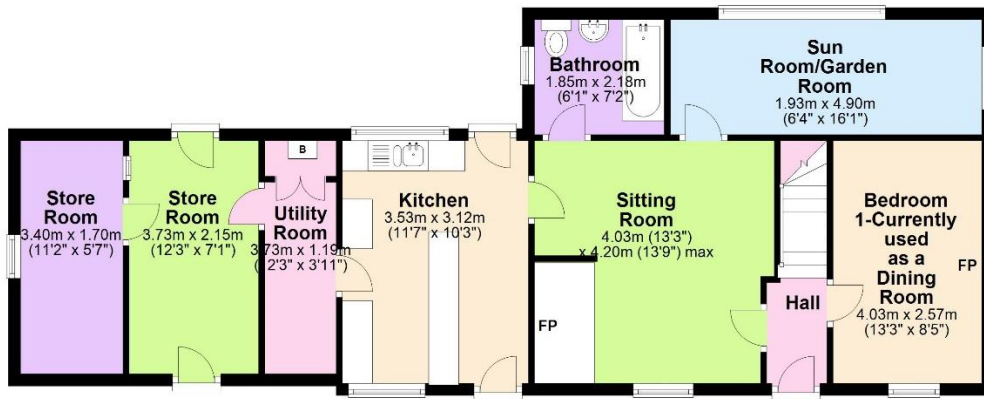
RAILWAY CARRIAGE STORE

Recently refurbished.



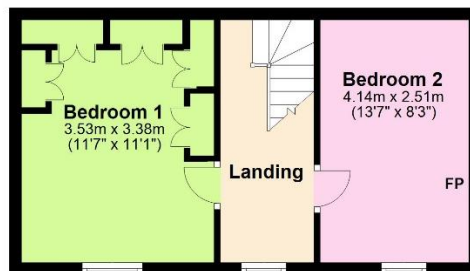


Approx. 78.4 sq. metres (843.9 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

SERVICES

Mains Water and Electricity. Private Drainage.

VIEWING

By appointment via *sole Agents Philip Ling Estates*