

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



LLWYNGWYN SARON

OFFERS IN THE REGION OF £230,000

**A TRADITIONALLY STONE BUILT DETACHED HOUSE
TWO RECEPTION ROOMS - KITCHEN – FAMILY BATHROOM
THREE BEDROOMS - LARGE REAR GARDEN
IN NEED OF MODERNIZATION
COMMANDING RURAL VIEWS**

BRIEF DESCRIPTION

Llwyngwyn is a traditionally stone built, detached property under a slate roof. Access from the minor road is via a single gated entrance with a walled & wrought iron frontage leading to the front door. To one side of the property there is a lean-to, which houses the oil tank & to the other there is an outbuilding which could be used as a workshop or converted into living accommodation, both are traditionally stone/brick built and benefit from having been re-felting & re-roofed. To the rear of the property there is a large garden with mature trees & shrubs. The property benefits from hard wired smoke alarms. This property is in need of modernization. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

The property is situated in the village of Saron, which provides a local primary school, public house, garage/groceries shop & is on the local bus route. The property lies approximately 3 miles away from Llandysul and five miles from the thriving market town of Newcastle Emlyn, both of which provide a full range of facilities and amenities, including shops, banks, post office, places of worship, leisure centre, public houses and schools. Saron also lies approximately 13 miles north of the administrative, county and market 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 if any appliances 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, half panelled door through to reception room 1.



RECEPTION ROOM 1

14' 3" x 12' (incl. staircase). Single glazed traditional sash style window overlooking the front of the property. Carpeted staircase leading to first floor. Under-stair cupboard. Slate hearth. Open beam ceiling. Pointed stone walls. Double thermostatically controlled radiator. Quarry tiled floor which continues into reception room 2.



RECEPTION ROOM 2

14' x 13' 1". Single glazed traditional sash style window overlooking the front of the property. Wood burner sitting on a slate hearth with shelving to either side. Open beam ceiling. Two pointed stone walls. Double thermostatically controlled radiator. Quarry tiled floor. Door with glazed panel through to the kitchen.



KITCHEN

10' 11" x 5' 8". Windows overlooking the rear & side of the property. Range of wall & base units. Single drainer stainless-steel sink unit with monobloc style tap. Cooker point. Plumbing for a washing machine. Double thermostatically controlled radiator. Door leading to inner hallway, with further doors leading to the bathroom & rear porch.



BATHROOM

8' 1" x 6' 3". Window overlooking the rear of the property. Bath with screen & shower above. WC. Wash hand basin. Two fully tiled walls. Double thermostatically controlled radiator.



FIRST FLOOR

Pointed stone wall on the landing. Carpeted. Doors leading to the bedrooms.

BEDROOM 1

14' 2" x 8' 1". Traditional sash style window overlooking the front of the property. Two pointed stone walls. Double thermostatically controlled radiator. Carpeted.



BEDROOM 2

7' 11" x 6' 3". Traditional sash style window overlooking the front of the property. Partly exposed A-frame. Tongue & groove board ceiling. Carpeted.



BEDROOM 3

13' 10" x 12' 10". Traditional sash style window overlooking the front of the property. Airing cupboard. Partly exposed A-frames. Two pointed stone walls. Double thermostatically controlled radiator. Trap door to the loft area. Carpeted.



EXTERIOR

Access from the minor road is via a single gated entrance with a walled & wrought iron frontage leading to the front door. To one side of the property there is a lean-to, which houses the oil tank & to the other there is an outbuilding which could be used as a workshop or converted into living accommodation, both are traditionally stone/brick built and benefit from having been re-feltd & re-roofed. To the rear of the property there is an external oil boiler and a large garden with a greenhouse, a small wildlife pond, a garden store & mature trees and shrubs surrounding.

**STONE
OUTBUILDING**

19’ 7” x 14’ 3”. Window overlooking the side. Power & lighting. Two doors to the front & one to the rear.



SERVICES

Mains Water & Electricity and Private Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		