

# **Philip Ling Estates**

**Estate & Letting Agent**

**Castellnewydd Emlyn**



## **ELMGROVE ADPAR**

**OFFERS IN THE REGION OF £315,000**

**CONVENIENTLY SITUATED - WALKING DISTANCE TO TOWN  
FOUR BEDROOMS - TWO RECEPTION ROOMS – KITCHEN  
SHOWER ROOM & TWO SEPARATE WC'S  
ATTACHED GARAGE - CAR PORT  
AMPLE OFF-ROAD PARKING  
LARGE GARDEN AREAS  
RURAL VIEWS TO THE FRONT**

### **BRIEF DESCRIPTION**

**E**lmgrove is a traditionally built, four-bedroom property under a slate roof. Access from the main road is via a dropped kerb, which leads onto a walled, double gated, tarmacadam driveway, giving you access to the car port, attached garage and paved patio/seating area, commanding fine rural views across the Teifi valley. To the front of the property there is a large, tiered lawned garden, bordered with mature shrubs & hedging. The property benefits from solar panels, double bay windows, uPVC double glazed windows, doors & rainwater goods. This property is in need of some modernisation. *The viewing of this well-proportioned and conveniently located property is highly recommended.*

### **LOCATION AND AMENITIES**

The property is conveniently situated within easy, level, walking distance of the thriving market town of Newcastle Emlyn. The town hosts a good range of facilities and amenities including: Shops, building societies, a post office, places of worship, public houses, a leisure centre, a swimming pool, primary and secondary schools. Furthermore, the local doctor's surgery is a short, level, walk from the property. Newcastle Emlyn is on the local bus route, making the administrative town of Carmarthen 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. We advise that the prospective client prior to purchase validate such information.

## **ACCOMMODATION**

**The accommodation (with approximate measurements) comprises:**

### **ENTRANCE**

Via an arched, double, uPVC front door into the porch.

### **PORCH**

Terracotta tiled flooring. Fully glazed hardwood door with twin sidelights into main hallway.

### **HALLWAY**

Carpeted stairs accessing the first floor. Double thermostatically controlled radiator. Parquet style flooring. Doors accessing the accommodation.



### **RECEPTION ROOM 1**

14' 5 x 12' 6" (max incl. bay). Large bay window overlooking the front of the property taking in fine rural, river and town views. Gas fireplace with marble hearth with timber surround. Picture rail. Carpeted.



### **RECEPTION ROOM 2**

21' 3" x 12' 5" (max incl. bay). Large bay window overlooking the front and further window overlooking the rear of the property. Gas fireplace with marble hearth & surround. Double thermostatically controlled radiator.





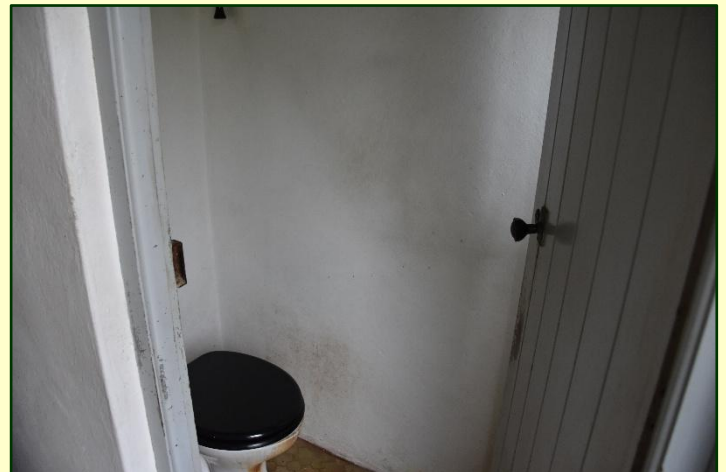
## KITCHEN

9' 6" x 8' 3". Window overlooking the rear garden. Range of wall and base units. Three-bowl stainless steel sink unit. Gas double oven & grill. Plumbing for washing machine. Fully tiled walls. Linoleum flooring. Understairs cupboard. Door leading into larder with window overlooking the rear. Half glazed door leading to rear access and separate WC/storage area.



## SEPARATE WC/ STORAGE AREA

uPVC double glazed door leading to the rear garden areas.



## FIRST FLOOR

Carpeted stairs leading to first floor landing. Window on the half landing overlooking the rear of the property. Airing cupboard. Carpeted.



## BEDROOM 1

21' x 12' 5" (max incl. bay). Large bay window overlooking the front and further window overlooking the rear of the property. Tiled fireplace. Plumbing for sink. Double thermostatically controlled radiator. Carpeted.



*Continued overleaf*



## **BEDROOM 2**

8' 2" x 6' 4". Window overlooking the front of the property. Exposed timber flooring.



## **BEDROOM 3**

14' 7" x 12' 6" (max incl. bay). Large bay window overlooking the front of the property. Double thermostatically controlled radiator. Wallpapered walls. Exposed timber flooring.



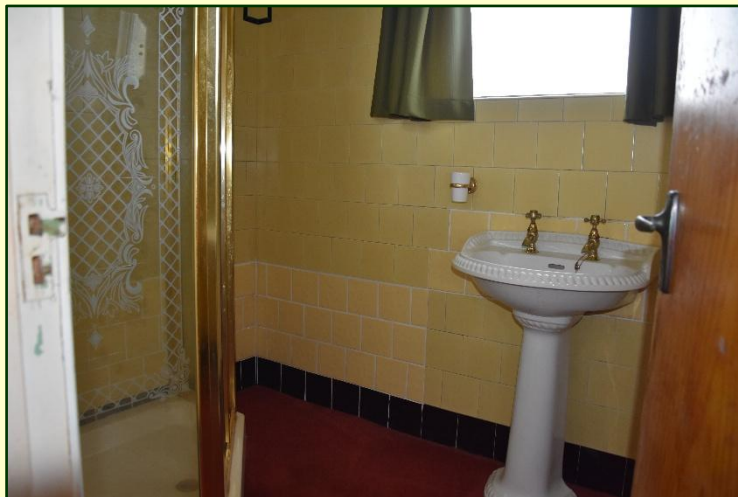
## **UPSTAIRS WC**

Window overlooking the rear of the property. Close coupled WC. Fully tiled walls.



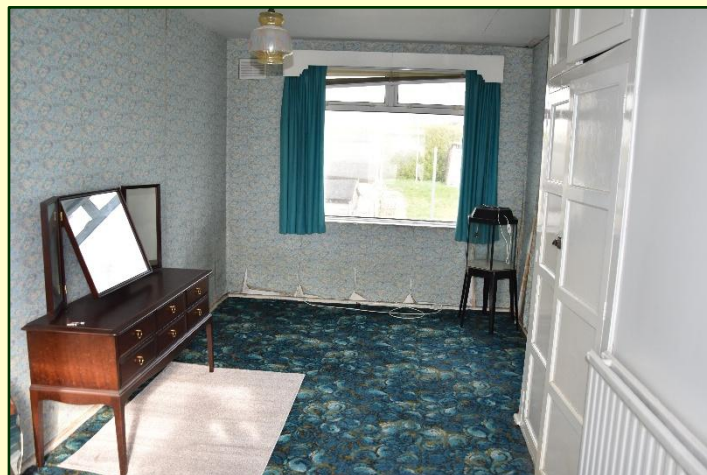
## SHOWER ROOM

6' 9" x 5' 3". Window overlooking the rear of the property. Large shower enclosure with electric shower. Heated towel rail. Fully tiled walls. Carpeted flooring.



## BEDROOM 4

18' 9" x 9' 3" (max). Windows overlooking the front and rear of the property. Built in wardrobes. Double thermostatically controlled radiator. Carpeted flooring.



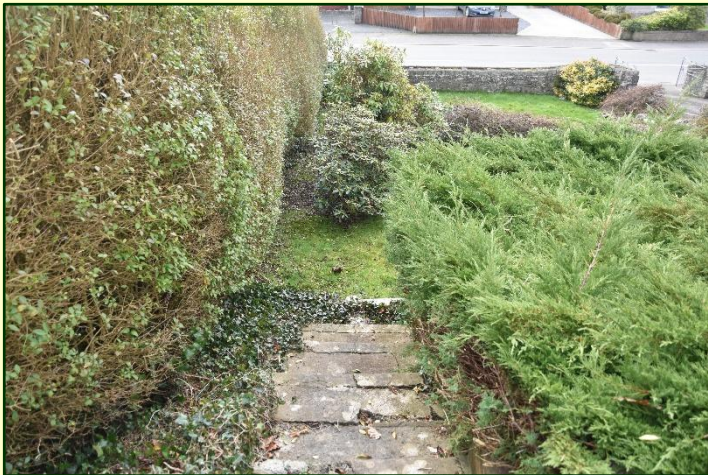
## EXTERIOR

Access from the main road is via a dropped kerb, which leads onto a walled, double gated, tarmacadam driveway, giving you access to the car port, integral garage and paved patio/seating area, commanding fine, rural views across the Teifi valley. To the front of the property there is a large, tiered lawned garden, bordered with mature shrubs & hedging. To the side of the property there is gated access to the rear accessed from the carport, leading to a greenhouse with brick-built plinth and further accessing the rear lawned garden. Immediately behind the property there is a brick-built retaining wall, with steps up to the elevated rear garden with garden sheds, a washing line pole, mature trees & a mature hedged boundary.



*Continued overleaf*





*Continued overleaf*





*Continued overleaf*





**SERVICES**

Mains Water, Electricity and Drainage. LPG Gas.

**VIEWING**

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



Elmgrove

