

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 1 SWN YR AFON NEWCASTLE EMLYN

OFFERS IN THE REGION OF £210,000

**DELIGHTFULLY APPOINTED FAMILY RESIDENCE
WITHIN WALKING DISTANCE OF THE TOWN
ENTRANCE HALL - SITTING ROOM - THREE BEDROOMS
EN SUITE TO MASTER BEDROOM - KITCHEN WITH DINING AREA
UTILITY ROOM – SEPARATE WC - BATHROOM - GARDEN
OFF ROAD PARKING**

BRIEF DESCRIPTION

No 1 Swn Yr Afon is of timber frame construction, semi-detached family residence under a tiled roof. The property benefits from uPVC, double glazed windows & weather goods allowing for easy maintenance. Access from the pavement is via a single gated entrance with a walled frontage leading to the front door. To the front, there is a concrete path which takes you around the side of the property, leading to the rear. To the rear of the property there is a shared tarmac driveway providing off-road parking. There is a single gated entrance to the rear garden area, leading to the rear door. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

The property is within walking distance of the thriving Teifi Valley market town of Newcastle Emlyn which provides a good range of local facilities and amenities, including shops, building societies, a post office, schools, restaurants, public houses, places of worship and leisure centre. Newcastle Emlyn is renowned for its many elegant buildings & the town itself is dominated by the town hall, built in 1860 with a little clock tower. Just a short walk from the shops is the remains of the medieval castle & the 19th. Century church. 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 panelled door with outside light through to the utility room.

UTILITY ROOM

Single bowl, single drainer stainless-steel sink unit with monobloc style tap. Plumbing for washing machine & dishwasher. Housing for the oil boiler, which serves the domestic heating & hot water. Single, thermostatically controlled radiator. Ceramic tiled floor. Door leading to separate WC.

SEPARATE WC

WC. Wash hand basin. Single, thermostatically controlled radiator. Ceramic tiled floor.



KITCHEN/ DINER

12' 7" x 12' 5". Window overlooking the front of the property. Pleasant range of wall & base units. 1 ½ bowl, single drainer stainless-steel sink unit with monobloc style tap. Tiled splashbacks. Built in oven. Electric hob with extractor fan above. Downlighters. Telephone & television points. Double thermostatically controlled radiator. Ceramic tiled floor. Door leading to sitting room.



SITTING ROOM

13' 4" x 12' 7. Large window overlooking the rear of the property. Telephone & television points. Double thermostatically controlled radiator. Carpeted.



REAR HALLWAY

Carpeted staircase to first floor landing. Under stair cupboard. Single, thermostatically controlled radiator. Half panelled half glazed door leading to the rear.



FIRST FLOOR

Airing cupboard with shelves & thermostatically controlled radiator. Panelled doors leading to the bedrooms & bathroom. Carpeted.



BEDROOM 1

12' 9" x 9' 11". Window overlooking the front of the property. Double thermostatically controlled radiator. Carpeted.



BEDROOM 2

11' 5" x 10' 2" (incl. doorway). Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted. Door leading to en-suite.



EN-SUITE

10' 2" x 3' 4". WC. Wash hand basin. Fully tiled shower cubicle. Tiled splashback. Extractor fan.



BEDROOM 3

9' 2" x 8' (incl. built in cupboard). Window overlooking the rear of the property. Built in cupboard. Thermostatically controlled radiator. Carpeted.



BATHROOM

9' 4" x 5' 7". Window overlooking the front of the property. Fully tiled shower cubicle. WC. Wash hand basin. Half tiled walls. Heated towel rail. Downlighters. Extractor fan.



EXTERIOR

Access from the pavement is via a single gated entrance with a walled frontage leading to the front door. To the front, there is a concrete path which takes you around the side of the property, leading to the rear. To the rear there is a garden area with shrubs & trees & a gate to the rear parking area.



SERVICES

Mains Water, Electricity and Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

