

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **No 1 LLOYDS TERRACE ADPAR**

**OFFERS IN THE REGION OF £145,800**

**CONVENIENTLY SITUATED - WALKING DISTANCE TO TOWN  
LOUNGE/DINER – KITCHEN – REAR GARDEN  
FOUR BEDROOMS – FAMILY BATHROOM  
CLOSE TO LOCAL AMENITIES – IN NEED OF REFURBISHMENT**

### **BRIEF DESCRIPTION**

**N**o 1 Lloyds Terrace is a stone built, terraced, four bedroom property under a slate roof, which is in need of refurbishment. Access from the pavement is via a walled frontage with slabbed steps leading to the front door. To the front of the property there is a slabbed area. To the rear there is a tiered lawned garden. The property has the benefit of uPVC double glazed windows and weather goods for ease of maintenance. 1 Lloyds Terrace offers the perfect opportunity for, both, first-time buyers and investors. *The early viewing of this wonderful family home is highly recommended.*

### **LOCATION & 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. Therefore, it is advised that the prospective client prior to purchase validates such information.

## **ACCOMMODATION**

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

**ENTRANCE** 14' 9" x 5'9". Via half glazed uPVC door with a transom light through to the hallway.

**HALLWAY** Stairs accessing the first floor accommodation. Thermostatically controlled radiator. Laminate floor. Panelled door through to the lounge/diner.



**LOUNGE/  
DINER** 22' x 9' 11". Windows overlooking the front and rear of the property. Coved ceilings. Gas fire serving the central heating and domestic hot water, set upon a slate hearth. Arched alcove with shelving. Television point. Under stair cupboard. Thermostatically controlled radiator. Laminate floor. Fully glazed door leading to the kitchen.



**KITCHEN** 16' 6" x 8'. Window overlooking the side of the property. A range of base units. Sink unit. Electric cooker point. Pantry with plumbing for washing machine. Partly tiled walls. Wall lights and central strip light. Quarry tiled floor.





## **FIRST FLOOR**

Staircase in the hallway leads up to the landing. Airing cupboard housing the lagged tank. Doors accessing the bedrooms and bathroom. Further staircase leading to the attic bedroom.

### **BEDROOM 1**

13' 4" x 10' 2" (excl. wardrobes). Two windows overlooking the front of the property. Built in wardrobes. Thermostatically controlled radiator.



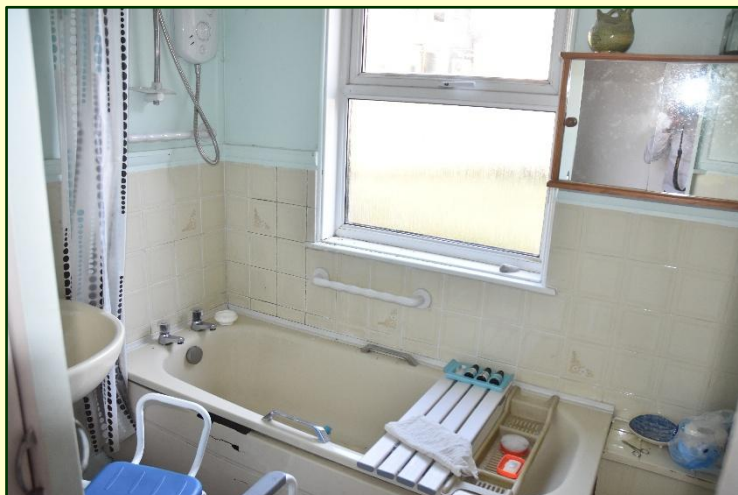
### **BEDROOM 2**

10' 3" x 7' 10". Window overlooking the side of the property. Decorative cast iron fireplace with timber surround and mantle. Two, pointed stone walls.



### **FAMILY BATHROOM**

9' 1" x 5' 4". Window overlooking the side of the property. Bath with curtain and rail & electric shower above. Wash hand basin. WC. Half tiled walls. Thermostatically controlled radiator.



### **BEDROOM 3**

9' 2" x 8' 2". Window overlooking the side of the property. Thermostatically controlled radiator.



### **SECOND FLOOR**

### **BEDROOM 4**

13' 6" x 9' 3" (excl. built in cupboard). Velux window. Built in cupboard. Exposed A-Frames.



### **EXTERIOR**

Accessed from the kitchen. Rear pathway with steps leading up to the garden. External WC. Small storage shed. Long tiered rear garden with a workshop at the end.



SERVICES

Mains Electricity, Water, Drainage and 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             |         |           |
| 39-54 | E             |         | 46 E      |
| 21-38 | F             |         |           |
| 1-20  | G             | 1 G     |           |

1 Lloyds Terrace

