

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **VAYNOR DREFACH FELINDRE**

**OFFERS IN THE REGION OF £260,000**

**FAMILY RESIDENCE SET IN VILLAGE LOCATION  
SITTING ROOM – KITCHEN/DINER  
TWO BEDROOMS – FAMILY BATHROOM  
OFF ROAD PARKING – LARGE REAR GARDEN**

### **BRIEF DESCRIPTION**

**V**aynor is a traditionally stone-built, double fronted, two bedroom house, with brick quoins under a slate roof. Located within the heart of the popular, rural, village of Drefach Felindre, the property allows for easy access to all local amenities. The property has a large rear garden. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

Situated in the village of Drefach Felindre that has a good range of local facilities, including shops, sub-post office, primary school, public houses, and places of worship. The thriving market town of Newcastle Emlyn lies 5 miles away and provides more extensive facilities, amenities and a variety of community activities, including shops, a post office, restaurants and public houses, and a leisure centre. No directions are given in this portfolio as viewers are accompanied.

### **MEASUREMENTS, CAPACITIES & APPLIANCES**

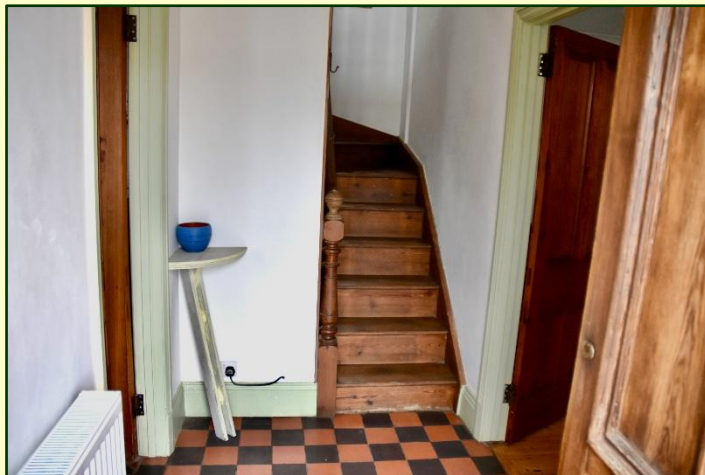
The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. Therefore, it is advised that the prospective client prior to purchase validates such information.

## **ACCOMMODATION**

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

**ENTRANCE** Via panelled door through to the hallway.

**HALLWAY** Staircase accessing the first floor. Double thermostatically controlled radiator. Quarry tiled floor. Panelled doors leading further into the accommodation.



**SITTING ROOM** 14' 9" x 10' 1". Traditional, sash-style window overlooking the front of the property. Open, Victorian style, fireplace set upon a slate hearth with decorative tiles to the sides and timber mantle. Feature, pointed stone wall. Centre light and wall lights. Television point. Double thermostatically controlled radiator. Tongue and groove boarded flooring.



**KITCHEN/  
DINER** 24' 2" x 12' 10". Traditional, sash-style windows overlooking the front & rear of the property. 2 bowl, single drainer Belfast sink unit with monobloc style tap. Electric cooker point. Washing machine outlet. Fireplace inset with a wood burner. Cupboard, housing the oil boiler and lagged tank to one side of the chimney breast & alcove to the other. Under stair cupboard with a window to the rear. Open beam ceiling. Quarry tiled floor continues from hallway. Pine, tongue & groove door accessing the rear garden.

*Photographs overleaf*





## **FIRST FLOOR**

Staircase from the hallway leading up to the first-floor accommodation. Window on the half landing overlooking the rear of the property allowing the flood of natural light. Tongue and groove boarded flooring. Doors accessing the bedrooms and bathroom.

*Photographs overleaf*



## **BEDROOM 1**

24' 5" x 12' 1". Window overlooking the front of the property. Double thermostatically controlled radiator. Tongue and groove boarded flooring. Opening leading to additional room, which could be used as a dressing room or nursery.



## **BATHROOM**

8' 9" x 6' 2" (excl. window recess). Window overlooking the front of the property. Three-piece suite. Bath with screen & electric shower above, WC and unique wash hand basin. Fully tiled walls around the bath. Vertical thermostatically controlled radiator. Tongue and groove boarded flooring.





## **BEDROOM 2**

14' 6" x 10'. Window overlooking the front of the property. Double thermostatically controlled radiator. Tongue and groove boarded flooring.



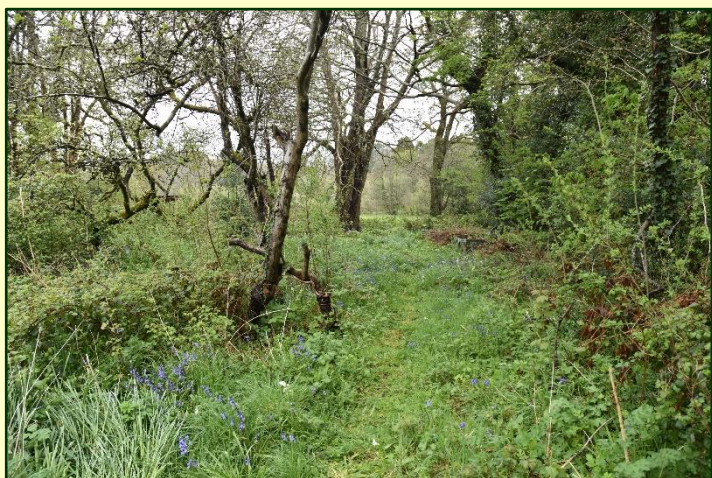
## **EXTERIOR**

Through gated access to the side of the property, a pathway leads you to the rear entrance and patio area. Here you have a large covered area, which is a good dry space for logs & seating. There are slate steps from the patio leading down to the large rear garden, which has mature trees, hedged boundaries, a greenhouse and two garden stores.



*Photographs overleaf*





## SERVICES

Mains Electricity, Water and Drainage.

## VIEWING

By appointment, via sole agents, *Philip Ling Estates*.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Vaynor

