

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



BROADHAVEN, BRYNDERI CLOSE ADPAR, NEWCASTLE EMLYN

OFFERS IN THE REGION OF £298,000

**CONVENIENTLY SITUATED - WALKING DISTANCE TO TOWN
THREE BEDROOMS – FAMILY BATHROOM - SHOWER ROOM
SITTING ROOM – KITCHEN/DINER – UTILITY ROOM
REAR GARDEN - OFF ROAD PARKING – GARAGE
CLOSE TO LOCAL AMENITIES**

BRIEF DESCRIPTION

Broadhaven is a three bedroom, dormer bungalow of timber framed construction, under a tiled roof. Access from the pavement is via a tarmacadam driveway leading to the garage and onto the front door. To the front of the property there is a lawned area with mature shrubs. To the rear there is a patio area with lawned garden. The property has the benefit of uPVC double glazed windows, doors and weather goods for ease of maintenance. *The early viewing of this wonderful family home is highly recommended.*

LOCATION & AMENITIES

The property is conveniently situated within 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. 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

Via a ramp to half glazed uPVC door with side light through to the hallway.

HALLWAY

Carpeted stairs accessing the first-floor accommodation. Airing cupboard housing the lagged tank & controls for solar panels. Thermostatically controlled radiator. Carpeted floor. Panelled doors leading further into the accommodation.



SITTING ROOM

16' 5" x 12' 8". Window overlooking the front of the property with vertical blinds. Feature electric fireplace. Television & telephone points. Thermostatically controlled radiator. Carpeted floor.



SHOWER ROOM 10' 10" x 4' 1". (Shower 3' 9" x 2' 6"). Window overlooking the side of the property. Fully tiled, double shower cubicle. Wash hand basin with glass shelf & mirror above. WC. Fully tiled walls. Medicine cupboard. Extractor fan. Thermostatically controlled radiator. Centre light & downlighters. Linoleum floor.



KITCHEN/ DINER

15' 3" x 13' 10" & 9' 3" x 8' 2" (L-Shaped). Window overlooking the side of the property. A pleasant range of wall & base units. Single drainer, stainless steel sink unit with monobloc style tap. Integrated double oven. Ceramic hob with extractor above. Built in dishwasher. Tiled splashbacks. Extractor fan. Thermostatically controlled radiator in dining area. Downlighters. Panelled door leading to utility room. French doors leading to patio area.



UTILITY ROOM

12' 11" x 5' 2". Base unit with single drainer stainless steel sink with monobloc style tap. Tiled splashbacks. Washing machine. Under counter fridge & freezer. Extractor fan. Thermostatically controlled radiator. Trap door to loft area. Door leading to patio area.



BEDROOM 1

12' 8" x 10' 10". Window overlooking the front of the property with blinds & curtains. Thermostatically controlled radiator. Plain plastered & coved ceiling. Carpeted floor.



FIRST FLOOR

Carpeted staircase in the hallway leads up to the landing. Velux window on the landing. Doors accessing the bedrooms and bathroom.

BEDROOM 2

14' 11" x 11'. (Dormer 4' 9" x 3' 8"). Dormer window with roller blind overlooking the front of the property & Velux window to the rear. Wardrobe with sliding doors & mirrored centre door. Thermostatically controlled radiator. Carpeted floor.



BEDROOM 3

15' x 10' 1". (Dormer 4' 9" x 3' 8"). Dormer window overlooking the front of the property & Velux window to the rear. Thermostatically controlled radiator. Carpeted floor. Trap door to the main loft area.



BATHROOM

9' 9" x 5' 7". Fully tiled shower cubicle. Bath. WC. Wash hand basin with mirror above. Shaver point & light. Medicine cabinet. Fully tiled walls. Thermostatically controlled radiator.



EXTERIOR

The rear garden, accessed from the kitchen and utility room, features a slabbed patio and a lawned garden with mature shrubs. A pathway leads from the patio to either side of the property with gated access leading back to the front.



GARAGE

20' 10" x 9'. Electric up and over door. Housing for the solar electrics.

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	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Broad Haven

