

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



NANT Y CASTELL BETWS IFAN

ASKING PRICE £398,000

**A DELIGHTFULLY SITUATED DETACHED HOUSE
OFFERING WELL APPOINTED ACCOMODATION
FOUR BEDROOMS WITH EN-SUITE TO MASTER BEDROOM
OPEN PLAN KITCHEN/DINER/SNUG – UTILITY ROOM – SUN ROOM
TWO RECEPTION ROOMS - FAMILY BATHROOM & DOWNSTAIRS WC
LARGE WELL-MAINTAINED GARDEN WITH FAR-REACHING RURAL VIEWS
AMPLE OFF-ROAD PARKING – DETACHED DOUBLE GARAGE**

BRIEF DESCRIPTION

Nant y Castell is a delightfully presented, traditionally block built, four bedroom, property under a slate roof. Access from the road is via a walled double entrance onto a chipping driveway, providing ample parking, leading to the front door and large double garage. To either side of the driveway there is a large lawn, which wraps around the entirety of the property, with mature hedges to the front. The property has the benefit of fantastic far-reaching views to the front and open views over the fields to the rear, uPVC double glazed windows, doors and weather goods for ease of maintenance, under-floor heating on the ground floor, plain plastered & coved ceilings throughout. *The early viewing of this wonderful family home is highly recommended.*

LOCATION & AMENITIES

Situated in the tranquil Teifi Valley hamlet of Betws Ifan, this picturesque community lies approximately 4 miles from the coast and 6 miles from the thriving market town of Newcastle Emlyn that hosts a good range of local facilities & amenities. These include shops, Banks, post office, places of worship, public houses, a leisure centre & swimming pool, primary & secondary school. 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 large open porch under a pitched roof with ramp leading to half glazed uPVC door through to the inner porch.



PORCH

Laminate flooring. Half glazed panelled door through to the hallway.

HALLWAY

Carpeted stairs accessing the first-floor accommodation. Under stair cupboard. Thermostatically controlled radiators. Laminate flooring. Panelled doors leading further into the accommodation.



SITTING ROOM

13' 1" x 10' 1". Television point. Thermostatically controlled radiator. Laminate flooring. Bi-folding doors through to the sun room.



SUN ROOM

9' 8" x 7' 11". Half block, half glazed with solid roof. Power points. Downlighters. Laminate flooring. French doors out to the rear patio.



RECEPTION ROOM 2

10' 1" x 9' 5". Window overlooking the front of the property. Television point. Thermostatically controlled radiator. Laminate flooring.



KITCHEN

13' 10" x 10' 7". Window overlooking the front of the property with far reaching views. A pleasant range of wall & base units. Single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Built in, eye level, double oven. Five ring gas hob with stainless steel extractor fan & light above. Built in dishwasher. Downlighters. Ceramic tiled floor. Door leading to utility room.



DINER/SNUG

19' 11" x 9' 4". Window overlooking the rear garden. Downlighters. Ceramic tiled floor. Sliding glazed door to rear patio.

**UTILITY ROOM**

15' 11" x 5' 1". Two windows overlooking the side of the property. Tiled splashbacks. Large base unit with single drainer stainless sink unit with monobloc style tap. Plumbing for washing machine. Ceramic tiled floor. Half glazed uPVC door to the rear.

**SEPARATE WC**

5' 6" x 3' 9". Window overlooking the side of the property. Wash hand basin. WC. Extractor fan. Half tiled walls. Ceramic tiled floor.



FIRST FLOOR

Carpeted staircase in the hallway leads up to the L-shaped landing. Window on the half landing allowing the flood of natural light. Large linen cupboard. Laminate flooring. Panelled doors accessing the bedrooms and bathroom. Could site second staircase to attic room if desired.

BEDROOM 1

13' x 10'. Window overlooking the front of the property with fantastic views & three additional windows to the side. Built in wardrobes, behind mirrored doors. Television point. Large thermostatically controlled radiator. Laminate flooring. Panelled door leading to en-suite.



EN-SUITE

9' 5" x 5' 7". Window overlooking the rear of the property. Double shower cubicle with electric shower. Wash hand basin in vanity unit with mirror above. WC. Heated towel rail. Fully tiled walls.



FAMILY BATHROOM

9' 4" x 5' 6" (excl. shower). Two windows overlooking the rear of the property. Bath with mixer tap. Fully tiled shower cubicle. WC. Vanity unit with mirror above. Heated towel rail. Fully tiled walls.



BEDROOM 2

14' 7" x 9' 5". Window overlooking the rear of the property. Thermostatically controlled radiator. Television point. Laminate flooring.

**BEDROOM 3**

12' 11" x 8' 10". Window overlooking the front of the property. Thermostatically controlled radiator. Laminate flooring.

**BEDROOM 4**

10' 2" x 9' 4". Window overlooking the front of the property. Thermostatically controlled radiator. Laminate flooring.



DOUBLE GARAGE

25' 11" x 19' 7". Traditionally built. Accessed via half glazed uPVC door. Electric double up & over door. Window overlooking the side. Inspection pit with fully boarded floor for safety. Housing for oil boiler. Ample headroom for storage. Power & lighting. Sensor lights.

EXTERIOR

Access from the road is via a walled double entrance onto a chipping driveway, providing ample parking, leading to the front door and large double garage. To either side of the driveway there is a large lawn, which wraps around the entirety of the property, with mature hedges to the front. Directly to the rear of the property there is a slabbed patio area accessed via patio doors in the kitchen & the sun room.



SERVICES

Mains Electricity & Water. Private Drainage. LPG Hob.

VIEWING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nant y Castell

