

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



MAES Y GAN

FELINDRE, LLANDYSUL

OFFERS IN THE REGION OF £152,000

TRADITIONALLY STONE BUILT COTTAGE IN PEACEFUL LOCATION

KITCHEN – SITTING ROOM - TWO BEDROOMS

FAMILY BATHROOM - LARGE GARDEN

AMPLE OFF-ROAD PARKING – RECENTLY MODERNISED

PERFECT FOR FIRST-TIME BUYERS AND INVESTORS

BRIEF DESCRIPTION

Maes y Gan is a traditionally stone built, two bedroom, mid-terraced cottage under a slate roof. Access from the road is via a shared no-through lane, leading to a concrete & Gravelled driveway with ample room for parking and turning and further on, via a gated entrance into the large garden areas. The property has the benefit of uPVC double glazed windows, doors and weather goods, finished in Anthracite for a contemporary look, for ease of maintenance, hard wired smoke alarms & CCTV. *The early viewing of this well-proportioned, recently modernised cottage is highly recommended.*

LOCATION & AMENITIES

Situated in the, popular, rural, village of Drefach Felindre which has a good range of local facilities, including village shop & sub-post office, wholefood store, 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, schools, post office, restaurants and public houses, and 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 double glazed, single pane, uPVC door through to the hallway.

HALLWAY

Ceramic tiled floor. Doors leading further into the accommodation.



KITCHEN

11' 11" x 8' 3". A modern range of wall & base units in a traditional style. Single bowl, single drainer stainless steel sink unit with monobloc style tap. Built in oven and ceramic hob with extractor fan & light above. Plumbing for washing machine & dishwasher. Double thermostatically controlled radiator. Downlighters. Ceramic tiled floor continues from hallway. Trapdoor to the loft area. Stable door leading to exterior.



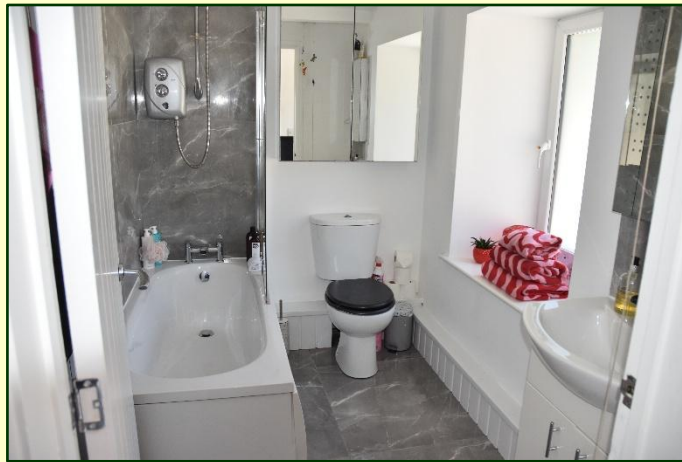
SITTING ROOM

14' 2" x 11' 2". Open fire with tiled hearth & surround. Feature wood panelling to either side of the chimney breast. Television point. Double thermostatically controlled radiator. Feature exposed beam. Downlighters & coving lighting. Carpeted flooring. Opening leading to inner hallway, with airing cupboard with housing for gas boiler & doors accessing the bedrooms.



**FAMILY
BATHROOM**

8' x 5' 7". Window overlooking the front of the property. Fully tiled bath with electric shower above & screen. WC. Vanity unit with illuminated mirror above. Large medicine cupboard with mirrored doors. Heated towel rail. Downlighters. Ceramic tiled floor continues from hallway.



BEDROOM 1

11' 9" x 11' 3" (max). Large window overlooking the rear of the property. Television & telephone points. Double thermostatically controlled radiator. Downlighters. Carpeted flooring.



BEDROOM 2

8' 2" x 7'. Window overlooking the rear of the property. Thermostatically controlled radiator. Downlighters. Carpeted flooring.



EXTERIOR

Access from the road is via a shared no-through lane, leading to a concrete & Gravelled driveway with ample room for parking and turning and further, via a gated entrance, onto the large garden areas & timber-built shed. To the rear of the dwelling there is a slabbed patio area, overlooking countryside views.



SERVICES

Mains Electricity, Water & Drainage. LPG Heating.

VIEWING

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

Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		