

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



THE OLD MILL

CASTLE TERRACE, NEWCASTLE EMLYN

OFFERS IN THE REGION OF £295,000

**NEWLY RENOVATED RIVERSIDE COTTAGE WITH AN INSULATED
THREE STOREY GARAGE & WORKSHOP
CONVENIENTLY SITUATED – 250 YARDS TO TOWN CENTRE
LARGE PLOT WITH AMPLE OFF-ROAD PARKING
OPPORTUNITY FOR FURTHER DEVELOPMENT**

BRIEF DESCRIPTION

The Old Mill is a recently renovated, stone built, property under a new slate roof. To one side is a large additional stone building with original beams and structurally sound walls requiring reroofing, which we are advised had planning permission to add additional living accommodation to the main dwelling. Alongside and to the rear of the main dwelling, there is a large garage/workshop which had planning consent for commercial use and three-phase electricity available. Access from the lane is via a gated entrance, onto a large gravelled driveway, with ample off-road parking. The main dwelling has the benefit of hardwood double glazed windows boasting views over the River Teifi and large wooded garden, new electrics throughout, air source heating and underfloor heating. *The early viewing of this property is highly recommended.*

LOCATION & AMENITIES

The dwelling is conveniently situated within walking distance to the castle grounds and the thriving market town of Newcastle Emlyn. The town hosts a good range of facilities & amenities including shops, a post office, building societies, places of worship, public houses, a leisure centre & swimming pool, a primary and a secondary school. 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 solid timber door through to the kitchen.

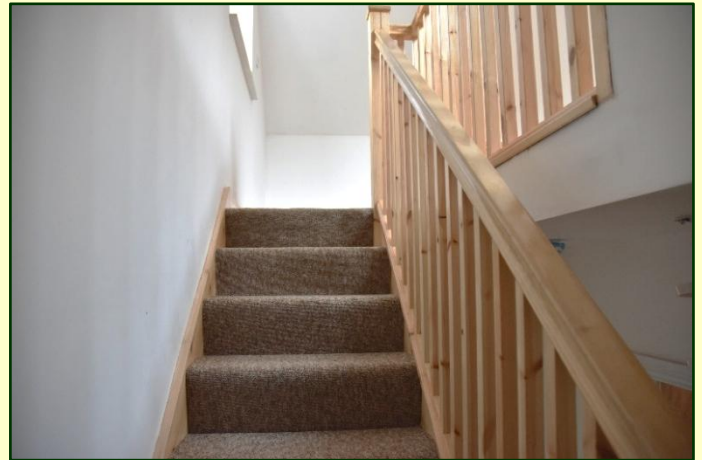
KITCHEN

16' 4" x 10'. Windows overlooking the front of the property. A pleasant range of wall & base units. 1 ½ bowl single drainer sink unit with monobloc style tap. Built in cooker. Ceramic hob with extractor fan and light above. Plumbing for washing machine. Breakfast bar at the end of the worktop. Partly tiled walls. Downlighters. Laminate floor. Door leading to rear hallway.



REAR HALLWAY

Carpeted staircase leading to the first floor. Doors leading to shower room & bedroom. French doors leading to the side, accessing the attached stone range, which was intended to be living room & is in need of re-roofing.



SHOWER ROOM

7' 10" x 6' 6". Electric shower. WC. Wash hand basin with mirror above. Built in cupboard. Extractor fan. Downlighters. Electric radiator. Fully tiled walls. Ceramic tiled floor.



BEDROOM 1

13' 1" x 12' 8" (excl. wardrobes). Window overlooking the rear of the property. Built in wardrobes. Laminate floor.

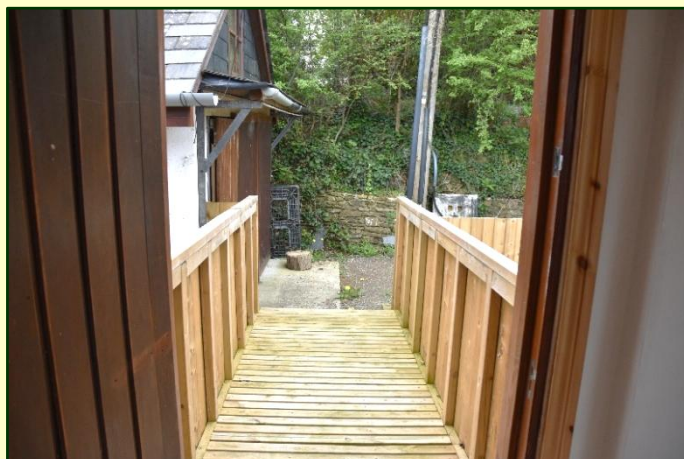


FIRST FLOOR

Carpeted staircase in the rear hallway leads up to bedroom 2.

BEDROOM 2

21' 11" x 14' 4". Window overlooking the pine end of the property & two large Velux windows, with views of the River Teifi. Three trapdoors to the loft area. Cupboards to under eaves storage. Laminate flooring. Door leading to a rear walkway accessing the garage.



EXTERIOR

Access from the lane is via a gated entrance, onto a large gravelled driveway, with ample off-road parking, which leads to the garage and front door. From the driveway there are steps leading up to a small lawned seating area. To the rear there is a garden area, laid to shale, which has been split between both the house & garage building, which could be converted. From the rear garden there are views over the River Teifi.

Photographs overleaf



Continued overleaf



**GARAGE/
WORKSHOP**

33' 5" x 11' 5". Cavity block built with stone cladding. Side door & two opening doors. Windows to either side & the rear. Opening to the remainder of the three-storey building which could be utilised as additional or separate living accommodation (STPP) once converted. Three phase electricity.



**UNDEVELOPED
ROOM**

15' 8" x 10' 3" (incl. staircase). Cavity block built. Windows overlooking the front, side & rear. Staircase to upper floor. Ladder to lower floor.



UPSTAIRS

17' x 12' 9". Windows to the front, rear & two Velux windows. Tongue & groove boarded floor. Opening to crawl space with window to the front, which could be used as storage.

DOWNSTAIRS

15' 8" x 10' 4". Window to either side. Sink unit. WC. Opening to storage area. Partly Terrazzo tiled floor. Double doors to garden area.



Continued overleaf



**ATTACHED
STONE RANGE**

In need of complete renovation inclusive of roofing works and all first fix work. We are advised this has planning permission to convert into part of the main dwelling.



SERVICES

Mains Electricity, Water and Drainage.

VIEWING

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

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		