

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **TY IORWERTH WAUNGILWEN**

**OFFERS IN THE REGION OF £380,000**

**KITCHEN/BREAKFAST ROOM – DINING ROOM - SITTING ROOM  
STUDY – UTILITY ROOM - FAMILY BATHROOM  
THREE BEDROOMS – HOT TUB ROOM  
AMPLE OFF-ROAD PARKING – DETACHED GARAGE**

### **BRIEF DESCRIPTION**

**T**y Iorwerth is a traditionally built, three bedroom, detached property under a tiled roof. Access from the road is via a walled, double entrance onto a tarmacadam driveway, leading to the front of the property & detached garage with ample room for parking and turning. From the driveway there is a slabbed path leading to the front door and continuing around the property to a gated entrance to the rear. The property has the benefit of uPVC double glazed windows, doors and weather goods, for ease of maintenance & plain plastered and coved ceilings throughout. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is situated in the village of Waungilwen, approximately half a mile from the village of Drefach Felindre. This village hosts a varied range of local facilities and amenities, including: a sub post office, a grocer shop, a health food shop, Fish & Chip takeaway, places of worship, public houses and a playing field. Waungilwen is on the local bus route, making the market town of Newcastle Emlyn and the administrative town of Carmarthen, accessible.

### **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 fully glazed, stained glass, uPVC door with sidelights, doorbell & exterior light, through to the large entrance hallway with carpet well.



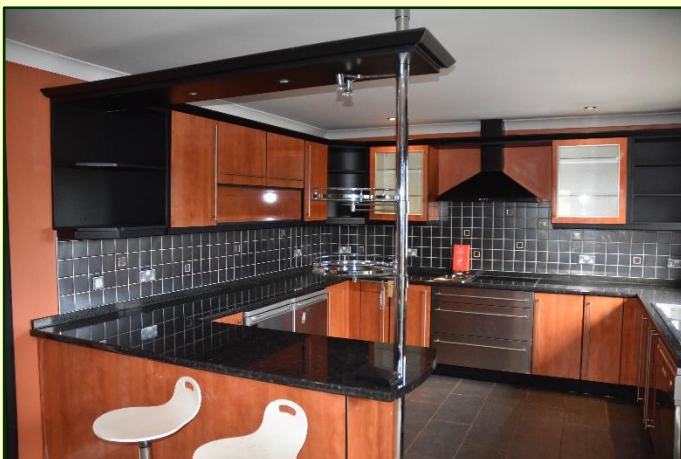
### **HALLWAY**

T-shaped hallway. Centre light, wall light & downlighters. Thermostatically controlled radiator. Airing cupboard with shelves, housing the water tank & immersion heater. Trap door to the loft. Carpeted. Doors leading further into the accommodation.



### **KITCHEN/ BREAKFAST ROOM**

26' 6" x 12'. Window overlooking the rear of the property with roller blinds. A pleasant range of wall & base units. Built in fridge, freezer, double oven, microwave & dishwasher. Mixed fuel hob with gas & ceramic burners, extractor fan & light above. Breakfast bar. 1 ½ bowl, single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Downlighters. Ceramic tiled floor.





## **BREAKFAST ROOM**

Television point. Two, thermostatically controlled radiators. Downlighters & centre light. Cupboard with shelves. Opening through to dining room. French, small paned, glazed doors to the sitting room. Fully glazed, small paned door to the hallway. Fully glazed French doors to rear patio with vertical blinds.



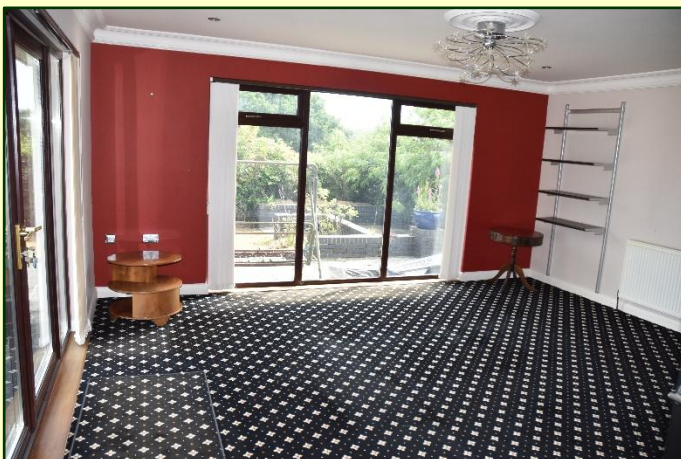
## **DINING ROOM**

19' 1" x 12' (max). Windows overlooking the rear & side of the property. Downlighters & centre light. Thermostatically controlled radiator. Hardwood flooring.



## **SITTING ROOM**

16' 6" x 14' 10". Large, 3 pane window overlooking the rear of the property with vertical blinds. Raised fireplace. Centre light & downlighters. Thermostatically controlled radiator. Carpeted. French doors with two sidelights leading to rear patio.



*Continued overleaf*



## **STUDY**

13' 5" x 7' 10". Window overlooking the front of the property with vertical blinds. Downlighters & centre light. Thermostatically controlled radiator. Carpeted.



## **UTILITY ROOM**

12' 2" x 7' 6". Plumbing for washing machine. Thermostatically controlled radiator. Door to the side of the property.

## **BEDROOM 1**

12' 6" x 12' 4". Window overlooking the front of the property with vertical blinds. Thermostatically controlled radiator. Downlighters & centre light. Carpeted.



## **FAMILY BATHROOM**

9' x 7' 8". Window overlooking the front of the property with vertical blinds. Shower cubicle with power shower. Bath. WC. Wash hand basin with mirror above. Shaver point. Heated towel rail. Extractor fan. Downlighters. Fully tiled walls.

*Photographs overleaf*





### **BEDROOM 2**

12' 1" x 11' 10". Window overlooking the rear of the property with vertical blinds. Thermostatically controlled radiator. Downlighters & centre light. Carpeted.

### **DRESSING ROOM**

12' 1" x 11' 3". Window overlooking the side of the property. Thermostatically controlled radiator. Downlighters. Carpeted.



### **BEDROOM 3**

15' 1" x 11' 8". Large, 3 pane window overlooking the rear of the property with vertical blinds. Additional window overlooking the side. Thermostatically controlled radiator. Carpeted. French doors leading to rear patio.





### **SHOWER & HOT TUB ROOM**

12' x 9' 10" (excl. shower area). Window overlooking the front of the property. Hot tub. Fully tiled shower cubicle with WC. Wash hand basin with mirror above. Heated towel rail. Fully tiled walls. Extractor fan. Downlighters. Carpeted.



### **EXTERIOR**

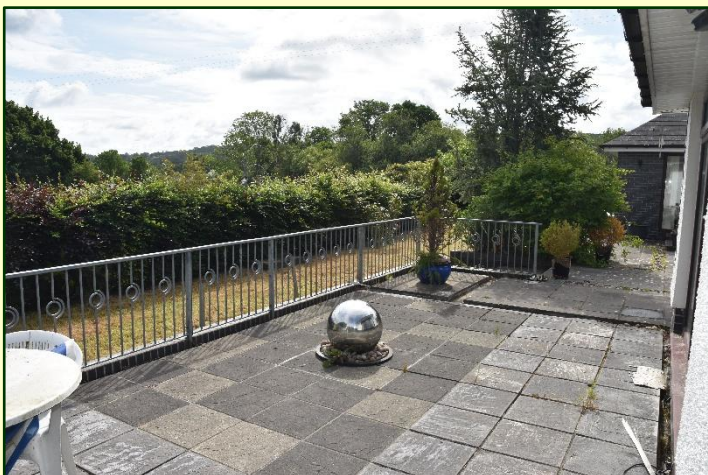
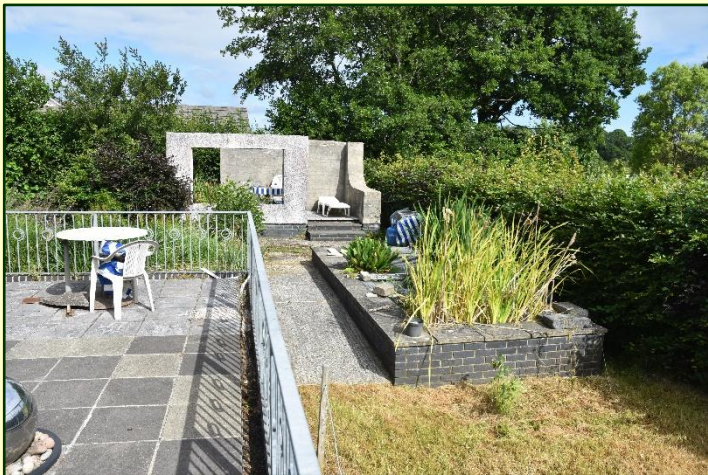
Access from the road is via a walled, double entrance onto a tarmacadam driveway, leading to the front of the property & detached garage with ample room for parking and turning. From the driveway there is a slabbed path leading to the front door and continuing around the property to a gated entrance to the rear. Here you'll find a large, slabbed, patio area with steps down to a lawned area, pergola, large fish pond, trees, shrubs, mature hedges, nice views, a water feature, unfinished building. External taps & lights.

### **GARAGE**

Traditionally built under a hipped roof. Window to the side. Up & over door & side courtesy door.









**SERVICES**

Mains Electricity, Water & Drainage. LPG Cooker.

**VIEWING**

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

**EPC TO FOLLOW**