

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **PRESWYLFA**

### **CAPEL IWAN**

**OFFERS IN THE REGION OF £260,000**

**DELIGHTFULLY SITUATED DETACHED PROPERTY  
CLOSE TO LOCAL AMENITIES WHILST REMAINING RURAL  
KITCHEN/DINER – SITTING ROOM - FAMILY BATHROOM  
THREE BEDROOMS – UTILITY ROOM - SEPARATE WC  
OFF-ROAD PARKING – DETACHED GARAGE  
LOW MAINTENANCE GARDEN AREAS  
COMMANDING MAGNIFICENT RURAL VIEWS**

#### **BRIEF DESCRIPTION**

**P**reswylfa is a traditionally stone built, three bedroom, detached Welsh long house under a slate roof offering well-appointed accommodation; in a lovely rural setting, with open countryside views, whilst being within close proximity to a range of local conveniences. Access from the road is via a walled, double entrance onto a gravelled driveway, with ample room for parking & turning. lawns to either side & a concrete parking area. The property has the benefit of uPVC double glazed windows, doors and weather goods, for ease of maintenance. *The viewing of this property is highly recommended.*

#### **LOCATION & AMENITIES**

The property is located in the quiet, rural hamlet of Capel Iwan, to the south of the market town of Newcastle Emlyn, which hosts a good range of facilities & amenities including: Shops, building societies, a post office, places of worship, public houses, cafes & restaurants, a leisure centre, a 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 fully glazed, uPVC door through to the porch.

**PORCH** Windows overlooking the rear & side of the property. Ceramic tiled floor. Fully glazed door leading to kitchen.

**KITCHEN/  
DINER** 15' 3" x 14' 2". Windows overlooking the front & rear of the property with additional Velux window. Freestanding base units. Cooker range with large oven & ceramic hob, extractor and light above. Stainless steel double sink unit with monobloc style tap. Large thermostatically controlled radiator. Laminate flooring. Opening with steps leading to sitting room.



**SITTING  
ROOM** 15' x 11' 9" (incl. chimney breast). Window overlooking the front of the property. Inglenook style fireplace. Telephone point. Two thermostatically controlled radiators. Pine, tongue & groove boarded ceiling. Laminate flooring. Trap door to the loft area. Opening through to hallway.

*Continued overleaf*



## **HALLWAY**

Two windows overlooking the front of the property. Two thermostatically controlled radiator. Pine timber ceiling & walls. Laminate flooring. Panelled doors leading further into the accommodation. Fully glazed door leading to driveway.



## **BEDROOM 1**

9' 3" x 9' 2". Window overlooking the rear of the property. Thermostatically controlled radiator. Panelled walls. Tongue & groove ceiling. Laminate flooring.



## **BEDROOM 2**

11' 11" x 9' 7". Window overlooking the rear of the property. Thermostatically controlled radiator. Panelled walls. Tongue & groove ceiling. Laminate flooring.

*Continued overleaf*





### **BEDROOM 3**

12' x 11' 9". Window overlooking the rear of the property. Double thermostatically controlled radiator. Laminate flooring. Pull down ladder to attic room.



### **ATTIC ROOM**

11' 9" x 10' 3". Velux window. Timber clad walls & ceiling. Exposed A-frames. Built in shelves. Laminate flooring.



### **FAMILY BATHROOM**

7' 11" x 5' 11". Window overlooking the side of the property. Bath with electric shower above. Curtain & rail. Fully tiled walls around the bath. WC. Wash hand basin with mirror above. Heated towel rail. Extractor fan. Partly exposed A-frame.

*Continued overleaf*



## **UTILITY ROOM**

14' 11" x 8' 8". Window overlooking the front & rear of the property. Separate WC. Base unit with single bowl, single drainer sink. Plumbing for washing machine. Housing for the oil boiler. Ceramic tiled floor. Half glazed door leading to driveway.



## **EXTERIOR**

Access from the road is via a walled, double entrance onto a gravelled driveway, with ample room for parking & turning. With lawns to either side, a concrete parking area, garage/workshop & storage shed with uPVC door, housing the oil tank.

## **GARAGE/ WORKSHOP**

18' x 9' 8". Timber frame construction, under a pitched, corrugated, square profile roof. Window to either side. Concrete floor.

*Continued overleaf*





## SERVICES

Mains Electricity, Water & Drainage.

## VIEWING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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