

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **TOWER HILL BLAENFFOS**

**OFFERS IN THE REGION OF £275,000**

**SITTING ROOM - KITCHEN/DINER – STUDY - CONSERVATORY  
SEPARATE WC – UTILITY ROOM - TWO BEDROOMS - BATHROOM  
TOGETHER WITH ADJOINING ANNEXE COMPRISING  
SITTING ROOM – BEDROOM – KITCHEN – WET ROOM  
LARGE GARDEN - PATIO AND SEATING AREA  
OFF-ROAD PARKING – DETACHED WORKSHOPS**

### **BRIEF DESCRIPTION**

**T**ower Hill is a traditionally stone built, two bedroom, property under a tiled roof, with an adjoining one bedroom annexe. Access from the B-road is via a large, splayed, tarmacadam entrance leading to driveway with ample parking, a double gated entrance leads to a patio with raised decking area, a slabbed path leading to side porch & workshop. A further gate leads to a good-sized garden, with flower borders, shrubs & additional workshop. The property has the benefit of air source heating, solar panels & uPVC double glazed windows and doors for ease of maintenance. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is situated in the small village of Blaenffos which has a village shop, a church and is on the local bus routes. The market town of Crymych lies approximately 2 miles away hosting a large range of local facilities and amenities including shops, a small supermarket, fuelling station, leisure centre with swimming pool, places of worship, primary and secondary school. Approximately 6 miles away hosting a large range of local facilities and amenities is the busy market town of Cardigan. 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 half glazed, uPVC door through to the sitting room.

### **SITTING ROOM**

14' 5" x 12' 3" (incl. chimney breast). Window to the front of the property. Fireplace inset with a log burner sitting upon a slate hearth. Understairs cupboard. Television point. Double thermostatically controlled radiator. Open beam ceiling. Ceramic tiled floor. Opening leading to kitchen/diner. Further opening to the study.



### **STUDY**

12' 4" x 9' 5" (incl. staircase). Window to the front of the property. Large, double thermostatically controlled radiator. Dado rail. Open beam ceiling. Ceramic tiled flooring. Staircase leading to first floor.



### **KITCHEN/ DINER**

25' 2" x 8' 2". Window to the rear of the property. A nice range of wall and base units. 1 ½ bowl, single drainer stainless steel sink unit with monobloc style tap. Cookmaster range with 7 ring gas hob, 2 electric ovens and grill with extractor fan above. Plumbing for washing machine & dishwasher. Tiled splashbacks. Wood burner set upon a tiled hearth with tiled surround. Ceramic tiled flooring. Half glazed uPVC door through to conservatory. Opening through to side porch. Door through to Annexe.

*Photographs overleaf*





**CONSERVATORY** 14' 11" x 6' 8". With solid roof. Large window to the rear of the property & additional window to the side. Ceramic tiled floor. External half glazed door leading to the rear slatted patio area.



**SIDE PORCH** Window to the side of the property. Controls for solar panels. Double thermostatically controlled radiator. Ceramic tiled floor. External half glazed, uPVC door leading to the front of the property. Door to separate WC.

*Photographs overleaf*





### **SEPARATE WC**

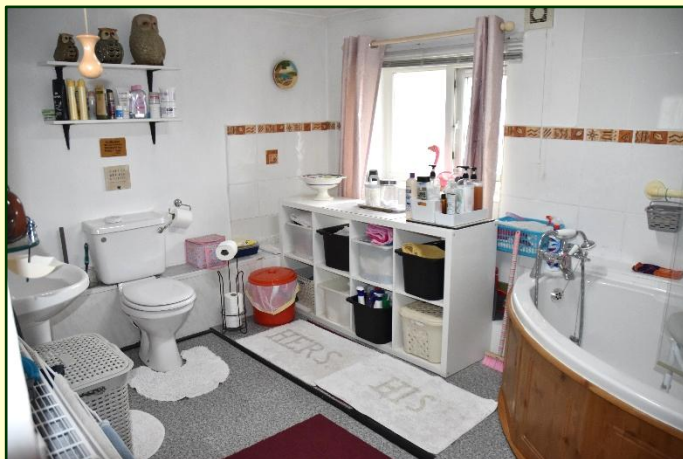
Window to the rear of the property. WC. Ceramic tiled floor.

### **FIRST FLOOR**

Carpeted tread staircase leading to first floor landing. Doors leading to bedrooms & family bathroom.

### **FAMILY BATHROOM**

11' 3" x 8' 6". Window to the rear of the property. Corner bath with electric shower above. Fully tiled walls around the bath. WC. Wash hand basin with tiled splashback and mirror above. Shaver point. Double thermostatically controlled radiator. Extractor fan. Partly tiled walls.



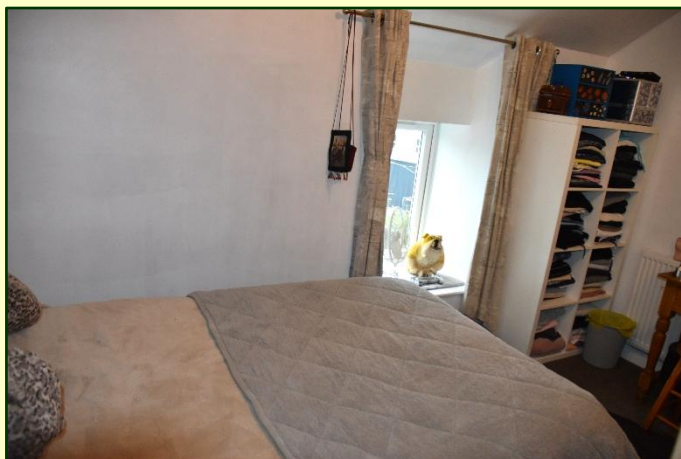
### **BEDROOM 1**

18' 10" x 10' 4". Window to the side of the property overlooking the garden areas. Built in cupboard behind louvre doors. Built in eaves storage. Centre light with ceiling fan. Television & telephone points. Double thermostatically controlled radiator. Carpeted flooring.



## **BEDROOM 2**

12' 2" x 8' 10". Window to the side of the property overlooking the garden areas. Thermostatically controlled radiator. Trap door to the loft area. Carpeted flooring.



## **ANNEXE**

The annexe is located in a later block-built extension to the side of the main house, under a tiled roof. Access from the pavement is via gated entrance leading to rear external entrance door & seating area with raised flowerbeds, flowers and shrubs. The annexe can also be accessed via an internal door from the main kitchen/diner.

## **ENTRANCE**

Via half glazed, uPVC door through to porch.

## **PORCH**

Window allowing the flood of natural light. Water tank. Double thermostatically controlled radiator. Door to hallway.



## **HALLWAY**

Radiator. Doors accessing the kitchen & wet room.

## **WET ROOM**

Window to the rear of the property. WC. Shower with curtain. Wash hand basin. Heated towel rail. Shower boarded walls.





## KITCHEN

11' 5" x 7' 8". Two windows to the rear of the property. Range of base units. Electric cooker point. Plumbing for washing machine. Tiled splashbacks. Thermostatically controlled radiator. Ceramic tiled floor. Door to sitting room.



## SITTING ROOM

14' 1" x 10' 7". Window to the side of the property overlooking the garden. Fireplace inset with wood burner set upon a slate hearth. Double thermostatically controlled radiator. Laminate flooring.



## BEDROOM

13' 7" x 10' 2" (max.). Window to the side of the property. Telephone point. Thermostatically controlled radiator. Laminate flooring.





## **EXTERIOR**

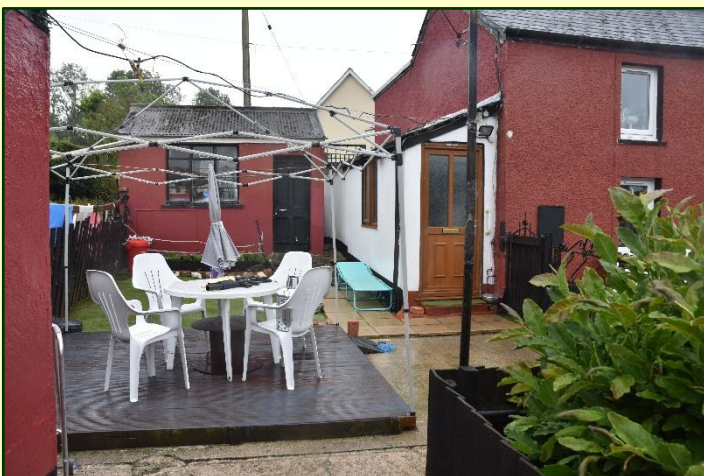
Access from the B-road is via a large, splayed, tarmacadam entrance leading to driveway with ample parking, a double gated entrance leads to patio with raised decking area, a slabbed path leading to side porch & two block built workshops. A further gate leads to a good-sized garden, with raised beds, flower borders, shrubs & log store. Fenced boundaries around the entirety of the property making it suitable for dogs & children. External tap & light.

## **WORKSHOP**

12' x 8' 7". Traditionally block built. Power & lighting. Concrete floor.

## **LOG STORE**

13' x 7' 10". Square profile built with square profile roof.



*Photographs overleaf*





## SERVICES

Mains Electricity, Water & Drainage. LPG Hob.

## VIEWING

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		