

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 7 HEOL FFINANT NEWCASTLE EMLYN

OFFERS IN THE REGION OF £330,000

**WELL PRESENTED DETACHED THREE BEDROOM BUNGALOW
SITTING ROOM - KITCHEN – DINING ROOM
UTILITY ROOM / SEPARATE WC - FAMILY BATHROOM
OFF-ROAD PARKING – INTEGRAL GARAGE
FRONT & REAR GARDEN AREAS
CLOSE TO LOCAL AMENITIES**

BRIEF DESCRIPTION

No 7 Heol Ffinant is a well presented, traditionally built, three-bedroom, detached bungalow, with brick features, under a tiled roof. Access from the pavement is via a private tarmac driveway leading to the front of the property & integral garage, with ample room for off-road parking & turning. The property benefits from uPVC double glazed windows, doors and weather goods allowing for easy maintenance. Additionally, the property benefits from hard wired smoke alarms and recently installed air source heating & solar panels, with new radiators throughout. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is conveniently situated just outside the thriving market town of Newcastle Emlyn, which hosts a good range of facilities & amenities including: Shops, building societies, post office, places of worship, public houses, a leisure centre and swimming pool and primary & 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 with sidelights to either side, through to porch.

PORCH Half glazed, timber door through to hallway.

HALLWAY L-Shaped. Cloak & airing cupboards. Double radiator. Ceramic tiled floor. Doors leading further into the accommodation.

DINING ROOM 15' 2" x 12' 1". Window to the front of the property. Large double radiator. Laminate flooring. Door through to kitchen.



KITCHEN 14' 3" x 9' 9". Window to the rear of the property overlooking the decked area, with lovely views. A pleasant range of wall and base units. Single bowl, single drainer sink unit with monobloc style tap. Integrated hob, with stainless steel extractor fan. Tiled splashbacks. Eye level electric oven. Double thermostatically controlled radiator. Ceramic tiled floor. Door through to utility room.



UTILITY ROOM

10' x 10' (incl. WC). Window to the rear of the property. Plumbing for washing machine & dishwasher. Single bowl, single drainer stainless steel sink unit. Ceramic tiled floor. Doors to separate WC & integral garage. External door to the side of the property.



SITTING ROOM

18' 3" x 14' (incl. chimney breast). Raised wood burner on a slate hearth. Television & telephone points. Two double thermostatically controlled radiators. Carpeted flooring. Patio doors through to conservatory.



CONSERVATORY

uPVC with polycarbonate roof. External door to rear decked area.

FAMILY BATHROOM

11' 6" x 6' 7" (excl. shower). Two arched windows to the front of the property. Fully tiled shower cubicle with electric shower. Bath with traditional shower mixer taps. WC. Wash hand basin in vanity unit. Fully tiled walls. Double radiator. Ceramic tiled floor.



BEDROOM 1

14' 1" x 10' 6". Window to the rear of the property, overlooking the decked area with lovely views. Television & telephone points. Double radiator. Laminate flooring.



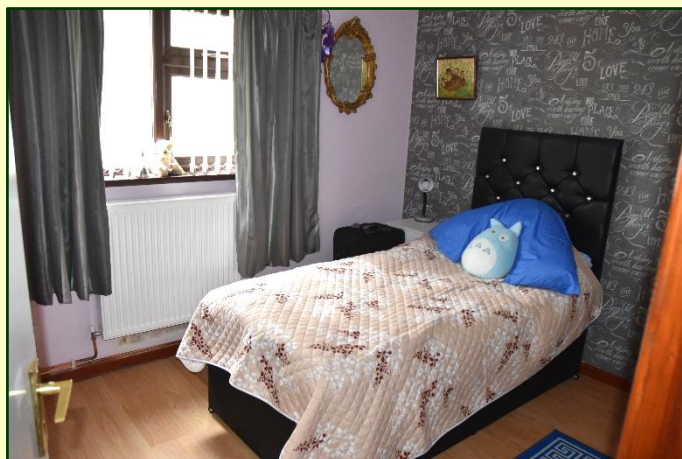
BEDROOM 2

11' 10" x 10' 1". Window to the front of the property. Double radiator. Laminate flooring.



BEDROOM 3

10' 5" x 8' 4". Window to the side of the property. Built in wardrobe. Double radiator. Laminate flooring.



GARAGE

19' 8" x 9' 9". Up & over electric door. Controls for solar panels. Water tank.

EXTERIOR

Large tarmacadam driveway accessing the front of the property and integral garage, lawned area to the side with mature hedged boundaries & plants. To the rear is a decked area with steps down to a further lawned area with flower borders and shrubs & garden shed.



SERVICES
VIEWING

Mains Electricity, Water & Drainage. Air source & solar heating.
By appointment, via sole agents, *Philip Ling Estates*.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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