

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



Y WERN STATION ROAD, NEWCASTLE EMLYN OFFERS IN THE REGION OF £175,000

**WITHIN WALKING DISTANCE OF TOWN
CLOSE TO LOCAL AMENITIES
SITTING ROOM - KITCHEN - UTILITY ROOM
TWO BEDROOMS - STUDY - BATHROOM
COUNCIL TAX BAND D**

BRIEF DESCRIPTION

Y Wern is a traditionally stone built, two-bedroom, property under a tiled roof, benefitting from a host of period features, whilst having been recently modernised. Entrance from the pavement is via a panelled uPVC door into the hallway. The property has the benefit of uPVC double glazed windows and doors for ease of maintenance. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is situated within easy, level, walking distance of the thriving Teifi Valley 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

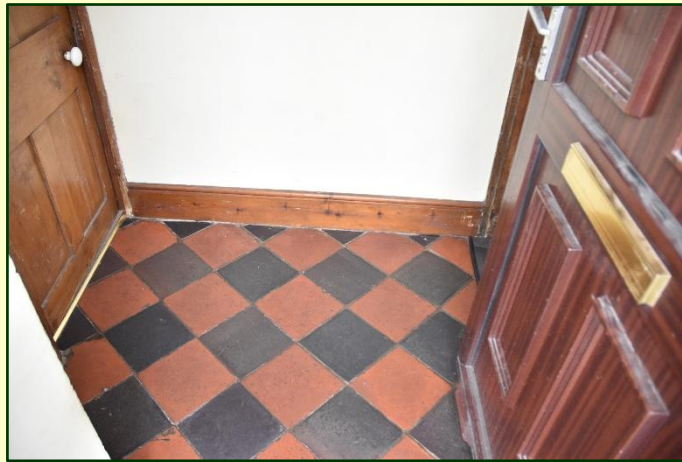
The accommodation (with approximate measurements) comprises:

ENTRANCE

Via panelled, uPVC door through to hallway.

HALLWAY

Timber, tongue & groove boarded ceiling. Quarry tiled floor. Panelled doors through to kitchen & sitting room.



KITCHEN

13' 3" x 11' 3". Windows to the front, side & rear of the property. A pleasant range of wall and base units. Single bowl, single drainer stainless steel sink unit with mixer tap. Electric oven & ceramic hob with extractor fan and light above. Double thermostatically controlled radiator.



SITTING ROOM

21' 11" x 14' (incl. stair case). Two windows to the front of the property. Wood burner sitting upon a slate hearth. Decorative, open, Victorian style, fireplace set upon a slate hearth with decorative tiles to the sides and timber mantle. Understairs cupboard. Television point. Double thermostatically controlled radiator. Carpeted flooring. Door through to study. Staircase leading to first floor.



STUDY

8' 5" x 6' 10". Window to the side of the property. Carpeted flooring. Door to utility room.



UTILITY ROOM

7' 10" x 6'. Window to the side of the property. Single bowl, single drainer stainless steel sink unit. Housing for gas boiler. Slate slab floor.



FIRST FLOOR

Carpeted staircase leading to first floor. Window on the half landing allowing the flood of natural light & window on the landing to the front. Airing cupboard with shelves, housing for lagged tank & immersion heater. Doors leading to bedrooms & family bathroom.

FAMILY BATHROOM

9' 9" x 6' 5". Window to the side of the property. Bath with electric shower above. WC. Wash hand basin. Fully tiled walls around the bath. Partly panelled walls.



BEDROOM 1

17' 4" x 9' (max.). Two windows to the front of the property. Decorative, open, Victorian style, fireplace set upon a slate hearth with timber mantle above. Thermostatically controlled radiator. Trap door to the loft area. Carpeted flooring.



BEDROOM 2

14' x 11' 6". Windows to the front & side of the property. Television point. Partly exposed A-frames. Thermostatically controlled radiator. Trapdoor to the loft area. Carpeted flooring.



EXTERIOR

The property benefits from a small storage area to the rear and an additional seating area to the side.



SERVICES
VIEWING

Mains Electricity, Water & Drainage. LPG Heating.
By appointment, via sole agents, *Philip Ling Estates*.

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