

# **Philip Ling Estates**

Estate & Letting Agent

Castellnewydd Emlyn



## **ERW LON, NO 4 LLYSGWYN FFOSTRASOL**

**OFFERS IN THE REGION OF £170,000**

**BRICK-BUILT SEMI-DETACHED FAMILY RESIDENCE  
FRONT & REAR GARDEN - OFF-ROAD PARKING  
OPEN COUNTRYSIDE VIEWS TO THE REAR  
SITTING ROOM – KITCHEN/DINER  
THREE BEDROOMS - WETROOM**

### **BRIEF DESCRIPTION**

**E**rw Lon is a traditionally brick-built semi-detached, ex local authority family residence under a slate roof. Entrance from the private road is via a gated entrance, benefitting from walled boundaries. Steps lead down to a concrete pathway accessing the front door and continues around the side of the property leading to the rear. To the front of the property, you'll find a lawned area with mature shrubs. The property benefits from an air source heat pump & front and rear solar panels. We are advised the fireplace could be reinstated if so wished. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is situated in the village of Ffostrasol. This village hosts a varied range of local facilities & amenities including store, public house. The market town of Newcastle Emlyn lies some 5 miles away and Llandysul some 6 miles away and both offer primary & secondary schooling, with various amenities. The Cardigan coastline lies approximately 5 miles away, with its sandy beaches and picturesque cliff walks. 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 an open porchway and through half glazed, uPVC door into the hallway.

**HALLWAY** Carpeted staircase leading to first floor landing. Double thermostatically controlled radiator. Doors leading further into the accommodation. Carpeted floor.



**SITTING ROOM** 13' 7" x 11' 1" (incl. chimney breast). Large picture window overlooking the front of the property. Original fireplace inset with electric fire. Two thermostatically controlled radiators. Laminate flooring.



**KITCHEN/ DINING** 10' 4" x 8' 6". Two windows overlooking the side of the property. Galley style kitchen with cooker point, plumbing for washing machine & space for a freestanding fridge/freezer. Single bowl, single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Thermostatically controlled radiator. Larder cupboard. Ceramic tiled floor. Feature brick archway separating the kitchen & dining areas. External half glazed uPVC door to rear.

*Photographs Overleaf*



## DINING

11' x 9' 6". Large thermostatically controlled radiator. Decommissioned Rayburn. Two alcove cupboards. Controls for air source heat pump. Large patio doors to rear. Ceramic tiled floor.



## FIRST FLOOR LANDING

Via carpeted staircase with kite winders from hallway. Window overlooking the side of the property. Trap door to loft area. Doors to bedrooms & wet room.

*Photographs Overleaf*



### **BEDROOM 1**

11' x 10' 9" (max.). Window overlooking the rear garden and views beyond. Built in wardrobes. Thermostatically controlled radiator. Carpeted floor.



### **BEDROOM 2**

11' x 9' 4". Window overlooking the front of the property. Built in wardrobes. Double thermostatically controlled radiator. Carpeted floor.



### **BEDROOM 3**

8' 3" x 8'. Window overlooking the front of the property. Double thermostatically controlled radiator. Carpeted floor.





## **WETROOM**

8' 6" x 5' 9" (max.). Window overlooking the rear of the property. Electric shower. Wash hand basin in vanity unit with mirror above. WC. Double thermostatically controlled radiator. Two fully boarded walls, two tiled walls.



## **EXTERIOR**

Entrance from the private road is via a gated entrance, benefitting from walled boundaries. Steps lead down to a concrete pathway accessing the front door and continues around the side of the property leading to the rear. To the front of the property, you'll find a lawned area with mature shrubs. To the rear is a nice sized patio area. Lawned area with herb garden at the bottom. Gravelled area. Air source heat pump. Block built outdoor WC under a corrugated roof. Garden shed. Fenced to either side with concrete posts & composite panels.



*Photographs Overleaf*



**SERVICES**  
**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		