

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **RHYDGALED BRONGEST**

**OFFERS IN THE REGION OF £345,000**

**TRADITIONALLY BUILT BUNGALOW WITH LATER EXTENSIONS**

**GARDEN AREAS SET IN APPROX.  $\frac{3}{4}$  OF AN ACRE WITH**

**FAR REACHING RURAL VIEWS TO THE FRONT**

**SITTING ROOM - KITCHEN – DINING ROOM**

**TWO BEDROOMS - FAMILY BATHROOM**

**OFF-ROAD PARKING – GARAGE**

### **BRIEF DESCRIPTION**

**R**hydgaled is a traditionally stone-built cottage, with later block-built extensions to the side & rear, under a tiled roof. Entrance from the road is via an open tarmacadam driveway leading to the garage & side of the property. From the driveway there is gated access to the front door & a further grass lane to the side of the garage leading to the rear garden. We are advised the extension to the rear, which was built circa 1970, has had cavity fill insulation completed. The kitchen extension to the side of the dwelling is of modern specification. There is a substantial amount of seasoned timber ready to be converted to fuel for log burner *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is set amid beautiful countryside in the quaint hamlet of Brongest. It is within a fifteen-minute drive of the seaside villages of Aberporth, Tresaith and Penbryn, and lies approximately 4 miles from the busy market town of Newcastle Emlyn, which hosts a wealth of local facilities and amenities, including: schools, shops, post office, building societies, and places of worship, public houses, a hotel, a leisure centre and a public swimming pool. 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 walled, half uPVC double glazed, enclosed porch, with ceramic tiled floor, through to the hallway via half glazed door.

### **HALLWAY**

Thermostatically controlled radiator. Power points. Dado rail. Traditional style ledge & brace doors leading further into the accommodation. Stencilled concrete flooring.



### **SITTING ROOM**

14' 3" x 11' 7". Large picture window overlooking the front of the property with far reaching views. Small, multi fuel burner. Thermostatically controlled radiator. Stencilled concrete flooring. Large sliding door through to the dining room.





## DINING ROOM

14' x 12' 4". Windows overlooking the front & rear of the property. Oil fired Rayburn with tiled splashback, also serving the domestic hot water. Airing cupboard with hot water cylinder. Storage cupboard. Thermostatically controlled radiator. Heatsink radiator. Stencilled concrete flooring. Door through to kitchen.



## KITCHEN

15' 8" x 7' 4". Windows overlooking the side & front of the property. A pleasant range of traditional style base units. Tall larder cupboard. Double bowl, single drainer stainless steel sink unit with monobloc style tap. Built under electric oven with inset hob, stainless steel splashback & extractor fan above. Plumbing for washing machine. Breakfast bar. Thermostatically controlled radiator. Stencilled concrete flooring. External, stable-style door to the rear patio area.



*Photographs Overleaf*



### **BEDROOM 1**

14' x 11' 4". Large picture window to the front of the property with far reaching countryside views. Built in storage cupboard. Thermostatically controlled radiator. Stencilled concrete flooring.



### **BEDROOM 2**

12' 4" x 10' 5". Window overlooking the rear of the property. Built in storage cupboard. Thermostatically controlled radiator. Stencilled concrete flooring.



### **FAMILY BATHROOM**

8' 4" x 6' 6". Window overlooking the rear of the property. White three-piece suite incorporating; bath with electric shower above. WC and wash hand basin in vanity unit with mirror above. Half tiled walls with fully tiled walls around the bath.





## **GARAGE**

Housing for oil boiler.

## **EXTERIOR**

Access from the road is via an open tarmacadam driveway directly accessing the garage. To the side of the garage is a grass lane leading to the large rear garden. To the side driveway there is a walled, gated access to the front porch, with a tarmacadam patio area to the front of the property with mature shrub boundaries. A single gate from the patio leads to a large garden to the side with vegetable beds, pear & apple trees and fruiting bushes. To the rear is a patio with wall boundaries & mature shrub borders. Housing for oil tank. Path continuing around the side of the property. Steps leading up to rear developing forest garden, set in approx.  $\frac{3}{4}$  of an acre with a variety of nut trees, fruit bushes and perennial vegetables already planted, log stores, storage sheds, a wildflower meadow and hedged & mature tree boundaries.



















**SERVICES**  
**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		