

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



GENAU'R GLYN CWMPENGRAIG

OFFERS IN THE REGION OF £325,000

**WELL PRESENTED DETACHED BUNGALOW
SITTING ROOM - KITCHEN – CONSERVATORY
TWO BEDROOMS – WET ROOM – AMPLE STORAGE
OFF-ROAD PARKING – DETACHED GARAGE
FRONT & REAR GARDENS WITH APPROX. 2 ACRES OF WOODLAND**

BRIEF DESCRIPTION

Genau'r Glyn is of timber-frame construction, with a mostly brick exterior, under a tiled roof; offering well-appointed accommodation in a lovely rural setting, with open countryside views, whilst being within close proximity to a range of local conveniences. Access from the road is via a double gated entrance onto a concrete driveway leading to the front of the property & detached garage, with ample room for parking and turning. From the driveway there is gated access to the side garage door & rear of the property. To the front is a lawned area with mature shrubs, trees & hedged boundaries, here lives the oil tank. The property benefits from uPVC double glazed windows & doors. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is situated just outside the village of Felindre in Cwmpengraig. The village of Felindre hosts a varied range of local facilities and amenities, including: a shop with post office, a wholefood shop, a primary school, a fish and chip shop, a barber shop, a woollen museum, places of worship, public houses and a playing field. The thriving market town of Newcastle Emlyn lies approximately 5 miles away and provides more extensive facilities, amenities and a variety of community activities, including shops, post office, restaurants and public houses, and leisure centre. Felindre is on the local bus route, making the market town of Newcastle Emlyn and the administrative town of Carmarthen, 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 concrete ramp accessing the uPVC half glazed door, through to the inner porch.

INNER PORCH

Staircase accessing the first floor. Small pane, glazed door through to hallway.



HALLWAY

Half glazed French doors, with side lights through to sitting room. Small pane, glazed door through to inner hallway.



SITTING ROOM

17' 1" x 11' 11". Window overlooking the front of the property. Feature tiled fireplace with cupboards to either side. Telephone point. Double thermostatically controlled radiator.



INNER HALLWAY

Under stair cupboard. Doors leading to bedrooms & wet room. Small pane, glazed door through to kitchen.

KITCHEN

17' 4" x 9' 10". Windows looking into the conservatory. A pleasant range of base units. 1 1/2 bowl, single drainer enamel sink unit with monobloc style tap & shelving above. Built in electric oven with inset ceramic hob, stainless steel splashback & extractor fan above. Tiled splashbacks. Thermostatically controlled radiator. Half glazed door through to the rear conservatory.



CONSERVATORY



WET ROOM

7' 9" x 6'. Window overlooking the rear of the property. Level access shower area with shower seat, grab rails & curtain. WC. Wash hand basin. Heated towel rail. Extractor fan. Non-slip wet room flooring. Fully tiled walls around the shower, half tiled walls around WC & basin.



BEDROOM 1

13' 3" x 10' 11". Window overlooking the front of the property. Built in wardrobe, behind a curtain. Double thermostatically controlled radiator.

**BEDROOM 2**

9' 11" x 9' 11". Window overlooking the rear of the property. Thermostatically controlled radiator. Shelving.

**FIRST FLOOR**

Thermostatically controlled radiator. Door leading to attic space which is partly boarded with ample storage. Door leading to room which could be utilised as a study.

ROOM 1

11' 6" x 5' 4". Window overlooking the side of the property. Built in storage cupboard.

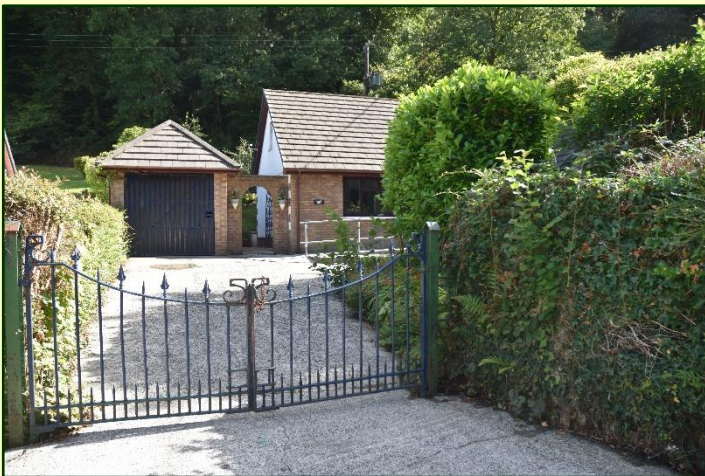
**GARAGE**

27' 3" x 9' 5". Front garage opening door with side courtesy door. Windows to the rear & side.



EXTERIOR

Access from the road is via a double gated entrance onto a tarmacadam driveway leading to the front of the property & detached garage, with ample room for parking and turning. From the driveway there is gated access to a brick paved path leading to the side garage door & rear of the property. To the front is a lawned area with mature shrubs, trees & hedged boundaries, here lives the oil tank. To the rear is a building with external WC & wash hand basin. Outside tap. Stone steps lead to the rear lawned area. The property also comes with approx. 2 acres of woodland to the rear.





Continued Overleaf



SERVICES
VIEWING

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

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		