

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No.2 EBENEZER STREET NEWCASTLE EMLYN

OFFERS IN THE REGION OF £149,500

**CONVENIENTLY SITUATED FAMILY RESIDENCE
WITHIN WALKING DISTANCE OF THE TOWN
ENTRANCE HALL – SITTING/DINING ROOM
KITCHEN – BATHROOM – TWO BEDROOMS
OFF-ROAD PARKING – REAR GARDEN**

BRIEF DESCRIPTION

No.2 Ebenezer Street is a traditionally built, mid-terrace house, under a slate roof. To the front of the property is off-road parking. To the rear of the property is a large, tiered garden. The property benefits from uPVC windows and doors. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is conveniently situated within walking distance of the 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. 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

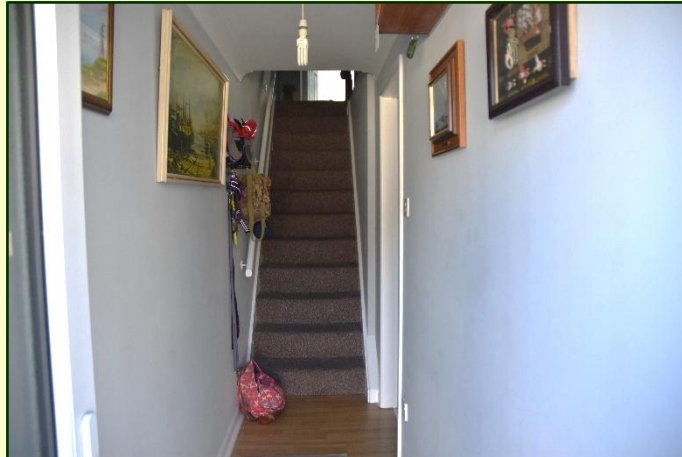
The accommodation (with approximate measurements) comprises:

ENTRANCE

From the pavement via half glazed, half panelled door into the entrance hallway.

HALLWAY

Carpeted staircase to first floor landing. Laminate flooring. Panelled door through to sitting/dining room.



SITTING ROOM

21' 5" x 10' 8". Bay window overlooking the front of the property. Wood burner set upon a slate hearth, with shelf above. Television point. Laminate flooring. Open archway through to dining room.



DINING ROOM

Window overlooking the rear of the property. Wood burner set upon a tiled hearth. Large understairs cupboard, with light. Laminate flooring. Panelled door through to the kitchen.



KITCHEN

12' 10" x 7' 3". Windows overlooking the rear & side of the property. A range of wall & base units. Single drainer stainless steel sink unit with monobloc style tap. Cooker point. Tiled splashbacks. Plumbing for washing machine. Storage radiator. Door through to the rear.



FIRST FLOOR

Carpeted staircase in the hallway leads up to first floor landing. Storage radiator. Trap door to the loft area. Panelled door leading to bedrooms & bathroom.



BATHROOM

13' 2" x 7' 3". Windows overlooking the rear & side of the property. Bath. WC. Wash hand basin. Fully tiled, separate, shower cubicle. Heated towel rail. Storage heater. Extractor fan. Panelled walls around the wash hand basin, WC & bath. Airing cupboard housing the lagged tank, immersion heater & shelving.



BEDROOM 1

10' 9" x 8' 6". Window overlooking the rear of the property. Partly exposed A-frame. Panel heater. Carpeted flooring.



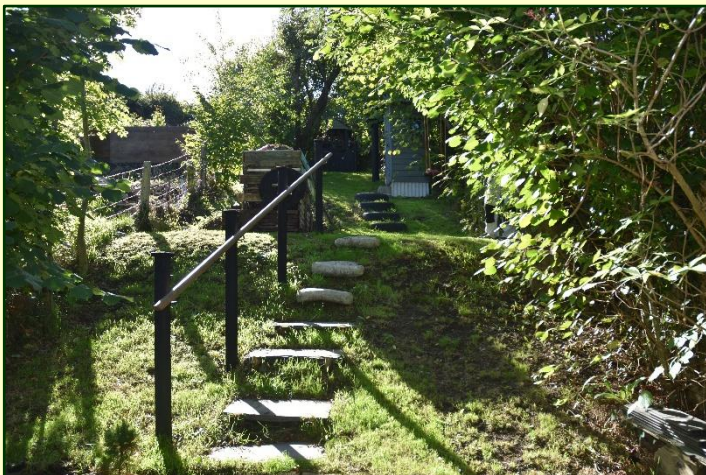
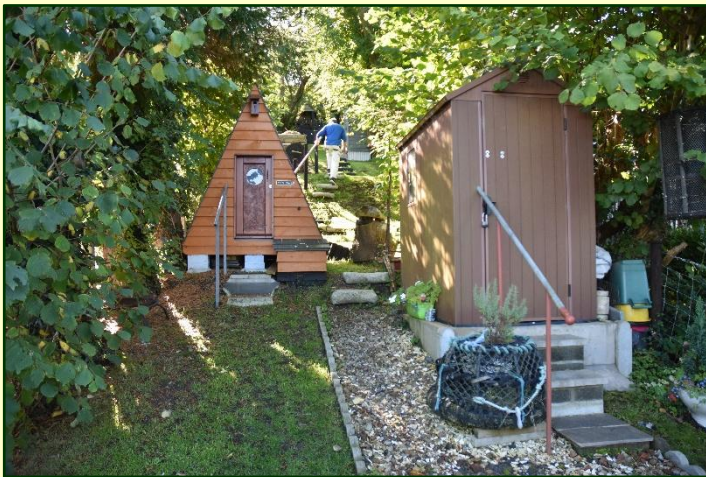
BEDROOM 2

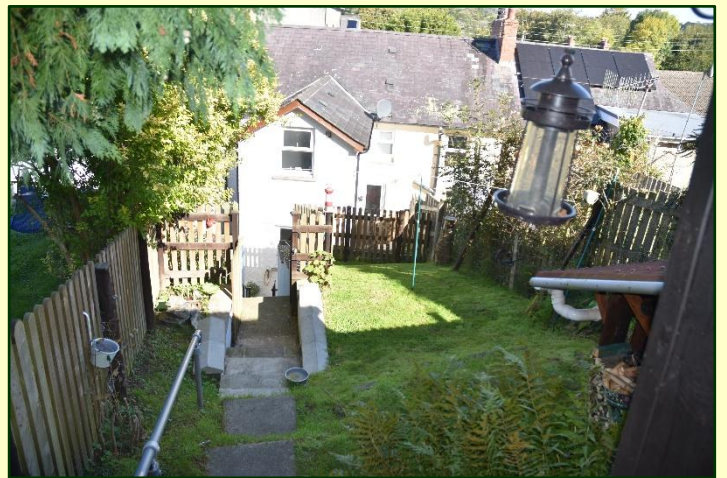
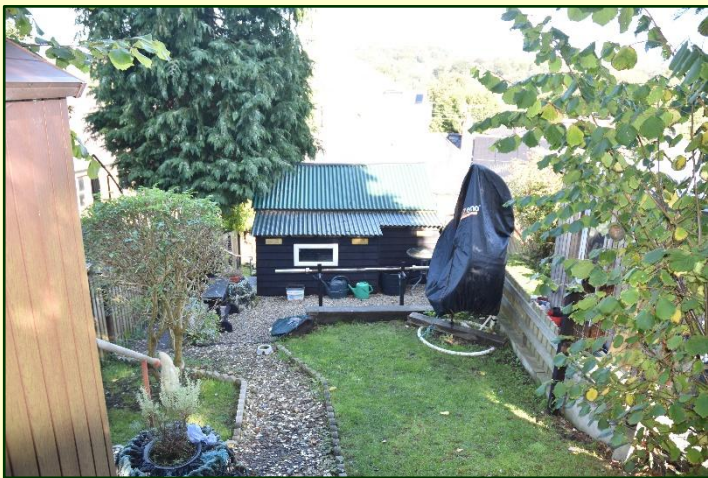
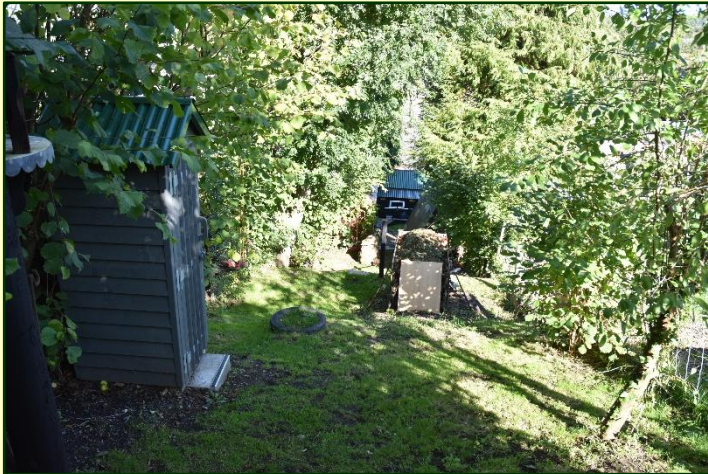
14' 6" x 10'. Window overlooking the front of the property. Partly exposed A-frame. Carpeted flooring.



EXTERIOR

To the rear of the property there is yard with steps leading up to the tiered garden with lawned areas, log store, workshop with power & lighting, shed, man cave & seating area.





SERVICES
VIEWING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

2 Ebenezer Street

