

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No.7 TREM Y FOEL PENRHIWLLAN

OFFERS IN THE REGION OF £250,000

**SEMI DETACHED FAMILY RESIDENCE
AFFORDING EXCELLENT ACCOMMODATION THROUGHOUT
ENTRANCE HALL – SITTING ROOM – KITCHEN/DINING
FAMILY BATHROOM – THREE BEDROOMS
OFF-ROAD PARKING – FRONT & REAR GARDENS**

BRIEF DESCRIPTION

No.7 Trem y Foel is a recently modernised, semi-detached, family residence, under a slate roof. Access from the pavement is via a tarmacadam driveway, providing ample off-road parking, with lawned area to the side, leading to the front door. The property itself has been completely refurbished, to a very high standard & with no expense spared, including heating system, bunded oil tank, full rewire and plumbing, new carpets & hard flooring throughout, a new kitchen & bathroom and further benefits from grey uPVC doors and windows & composite front door with a 10-year manufacturer's warranty. All new, and high quality fencing make this the perfect family home. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is situated in the small village of Penrhiwllan, which hosts a grocery shop, village pub, community hall, & is on a local bus route. Penrhiwllan lies approximately 5 miles from the thriving, Teifi valley market town of Newcastle Emlyn, which hosts a varied range of local facilities & amenities including: Shops, post office, primary & secondary schools, restaurants, public houses, places of worship, 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 open porch under a slate roof to centre glazed composite door, through to the entrance hallway.

HALLWAY

Carpeted staircase to first floor landing. LVT flooring. Doors through to the accommodation.



SITTING ROOM

14' 6" x 13' 4" (incl. bay). Bay window overlooking the front of the property. Feature brick fireplace, with timber mantle & cupboards to either side, in the alcoves. Plain, plastered ceiling. Double thermostatically controlled radiator. Centre light. Carpeted floor. Large opening through to the kitchen.



KITCHEN

19' 4" x 10' 10". Window overlooking the rear patio & lawn, with fantastic views. A modern range of wall & base units. Single bowl, single drainer stainless steel sink unit with monobloc style tap. Integrated fridge/freezer. Eye-level oven. Ceramic hob with glass splashback & extractor fan above. Splashbacks around worktops. Integrated dishwasher. Plumbing for washing machine. Downlighters.

Photographs Overleaf



DINING

Under stairs cupboard with shelves & lighting. Television point. Thermostatically controlled radiator & vertical radiator near the breakfast bar. French doors through to rear patio.



FIRST FLOOR

Leading from main hallway, carpeted, staircase onto the upstairs landing via half landing with window allowing the flood of natural light. Thermostatically controlled radiator. Trap door to the loft area. Downlighters. Doors leading to bedrooms & bathroom.

BATHROOM

8' 7" x 6' 1". Window overlooking the rear of the property. Bath. WC. Wash hand basin with illuminated mirror above. Separate, shower cubicle. Heated towel rail. Extractor fan. Fully panelled walls around the bath & shower. Half panelled walls around the wash hand basin & WC. Downlighters.





BEDROOM 1

11' 3" x 11' 1". Window overlooking the front of the property. Television point. Thermostatically controlled radiator. Carpeted flooring.



BEDROOM 2

11' 2" x 10' 11". Window overlooking the rear of the property, with fantastic views. Television point. Thermostatically controlled radiator. Carpeted flooring.



BEDROOM 3

8' x 7' 9" (incl. wardrobe). Window overlooking the front of the property. Television point. Thermostatically controlled radiator. Built in wardrobe. Carpeted flooring.



EXTERIOR

To the front of the property is a tarmacadam driveway providing ample off-road parking, with a lawned area to the side, leading to a sandstone paved path, continuing around the side of the property to the rear, sandstone, patio area with steps down to the lawned garden. Housing for the external oil boiler. External lights to either side of the French doors. External tap. Double external plug socket. All new, and high quality fencing make this the perfect family home.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment, via sole agents, ***Philip Ling Estates.***

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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