

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No.1 SPRING MEADOW CENARTH

OFFERS IN THE REGION OF £350,000

**DETACHED PROPERTY IN A QUIET CUL-DE-SAC LOCATION
AFFORDING EXCELLENT ACCOMMODATION THROUGHOUT
ENTRANCE HALL – SITTING ROOM – KITCHEN – DINING ROOM
FAMILY BATHROOM – FOUR BEDROOMS – EN SUITE
AMPLE OFF-ROAD PARKING – FRONT & REAR GARDENS**

BRIEF DESCRIPTION

No.1 Spring Meadow is a detached, traditionally built, three-bedroom family residence, under a slate roof. Access from the no-through roadway is via a tarmacadam pavement onto a block-paved driveway, providing ample off-road parking, which has a terraced lawn & gravelled patio area to the side, leading to the front door. An accessway leads to a further tarmacadam driveway, accessing the detached garage, with a shrubbed border offering privacy. The property benefits from double glazed uPVC windows in wood-grain, allowing for easy maintenance. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is situated within the picturesque village of Cenarth. This unique village offers a wealth of natural beauty including the famous falls where salmon can be seen leaping & coracles being used by anglers during each season. The village has many local attractions: The 17th. Century flourmill with working waterwheel & the world's largest collection of coracles are kept at the National Coracle Centre just on the edge of the 200-year-old bridge. Facilities & amenities within this pretty village include: village shop, filling station, two public houses, each offering bar meals, a primary school and a place of worship. The market town of Newcastle Emlyn lies just 3 miles away and offers a varied range of amenities. 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 hardwood timber door, with two sidelights, through to the entrance hallway.

HALLWAY Carpeted staircase to first floor. Porcelain tiled floor. Doors through to the accommodation.



SITTING ROOM 20' 1" x 16' (max). Windows overlooking the front & side of the property. Feature brick Inglenook style fireplace, inset with large Hunter multifuel stove, with oak lintel above. Thermostatically controlled radiators. Dado rail. Feature centre lights with matching wall lights. Oak flooring. Glazed French doors to the rear.



KITCHEN 18' 9" x 15' 6" (max). Large feature bay window overlooking the front of the property. A modern range of wall & base units with oak countertops. Ceramic, 1 ½ bowl, single drainer sink unit with monobloc style tap. Gas range with 5-burner hob and ovens with stainless steel splashback & Rangemaster extractor above. Larder cupboard. Space for American fridge/freezer. Tiled splashbacks. Double thermostatically controlled radiator. Feature pendant lights with matching wall lights. Ceramic tiled floor. Opening into utility area.

Photographs overleaf



UTILITY

12' 7" x 5' 8". Window overlooking the rear of the property. Plumbing for washing machine, dishwasher & tumble dryer. Wall units. Tiled splashbacks. Thermostatically controlled radiator. Ceramic tiled floor continues from kitchen. Door leading to downstairs WC. Stable-style door leading to the side & rear.



DOWNSTAIRS WC

5' 7" x 4' 1". Window overlooking the rear of the property. Wash hand basin. WC. Lovely range of integrated units. Tiled splashbacks. Porcelain tiled floor.



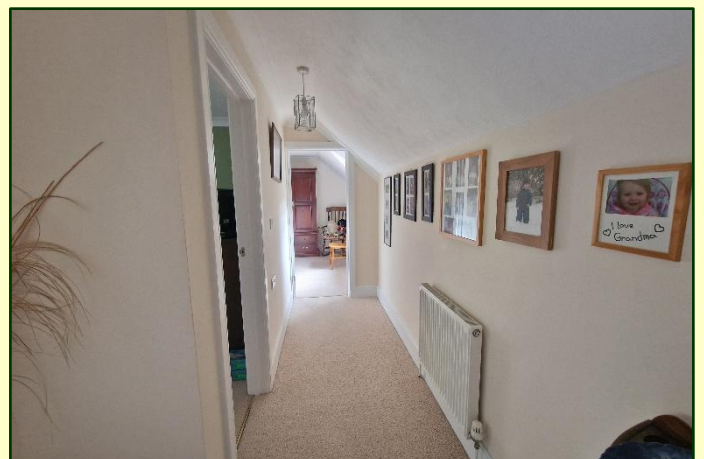
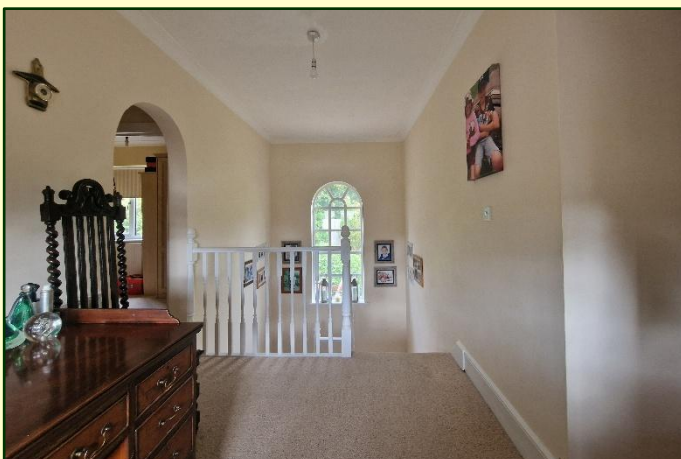
DINING ROOM

Windows overlooking the rear & side of the property. Thermostatically controlled radiator. Feature centre lights. Oak flooring.



FIRST FLOOR

Leading from main hallway, carpeted, staircase onto the upstairs landing via half landing with window allowing the flood of natural light. Airing cupboard with housing for oil combi boiler. Further airing cupboard housing the hot water cylinder serving the domestic hot water. Thermostatically controlled radiator. Trap door to the loft area. Doors leading to bedrooms & bathroom. Large uPVC door leading out to a small balcony.



BEDROOM 1

15' 8" x 10' 7". Windows overlooking the front & side of the property. Thermostatically controlled radiator. Feature part vaulted ceilings with vaulted dormer. Carpeted flooring.



BEDROOM 2

11' 5" x 8' 9". Window overlooking the rear of the property. Thermostatically controlled radiator. Part vaulted ceilings and vaulted dormer. Carpeted flooring.



BEDROOM 3

16' x 13' 8" (max). Windows overlooking the front & side of the property. Oak flooring. Door accessing the en-suite.





EN-SUITE

6' 7" x 5' 4". Walk-in shower enclosure with electric power shower. WC. Wash hand basin in vanity unit, mirror above with light and shaver point. Storage cupboard. Fully tiled walls. Ceramic tiled floor.



BATHROOM

9' 1" x 6' 8". Velux window. Built in vanity with wash hand basin & cupboards to either side. WC. Bath with electric power shower & screen. Thermostatically controlled radiator. Fully tiled walls.



Continued overleaf

BEDROOM 4

10' 1" x 6' 8". Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted flooring. Currently being used as a dressing room, could also be used as a nursery.



EXTERIOR

Access from the no-through roadway is via a tarmacadam pavement onto a block-paved driveway, providing ample off-road parking, which has a terraced lawn & gravelled patio area to the side, leading to the front door. An accessway leads to a further tarmacadam driveway, accessing the detached garage, with a shrubbed border offering privacy. Gated access from the driveway leads to the side of the property where the block paving continues, accessing a private, secure garden to one side and a gravelled area to the rear, under an arbour. The rear has walled, hedged & fenced boundaries.





SERVICES
VIEWING

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

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

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