

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **ROSEWOOD BWLCH Y GROES**

**OFFERS IN THE REGION OF £380,000**

**IMMACULately PRESENTED DETACHED BUNGALOW  
SET WITHIN APPROXIMATELY ½ OF AN ACRE  
FOUR/FIVE BEDROOMS – TWO BATHROOMS - SITTING ROOM  
KITCHEN – DINING ROOM - CONSERVATORY  
UTILITY ROOM - FRONT & REAR GARDENS  
INTEGRAL GARAGE – SUMMER HOUSE  
AMPLE OFF-ROAD PARKING**

### **BRIEF DESCRIPTION**

**R**osewood is a four/five-bedroom dormer bungalow, of timber frame construction, under a tiled roof. Access from the minor road is via a double gated entrance, onto a gravelled driveway with lawns and mature hedges to the front and side of the property. The property benefits from timber, double glazed windows with leaded lights. We are advised that all furniture seen in the photographs are included in the asking price. *The viewing of this conveniently situated property is highly recommended.*

### **LOCATION AND AMENITIES**

The dwelling is situated within a rural location of Bwlchygroes, a short distance away from Ffostrasol. This village hosts a varied range of local facilities & amenities including a shop, public & eating house. The larger market town of Newcastle Emlyn lies some 7 miles away which offers primary & secondary schooling, shops, a post office, places of worship, public houses, restaurants, leisure centre & public swimming pool. This delightful dwelling lies approximately 5 miles from the Cardigan coastline, with its sandy beaches and picturesque cliff walks. No directions are given in this portfolio as viewers are accompanied.

### **MEASUREMENTS, CAPACITIES & APPLIANCES.**

The information in this brochure is for rough guidance only; accurate measurements etc. have not been taken. Philip Ling Estates have not formally verified any appliances, fixtures, or fittings that may be included in the asking price. We strongly advise that the prospective purchaser validate all information before any legal binding contract be signed.

## **ACCOMMODATION**

**The accommodation (with approximate measurements) comprises:**

### **ENTRANCE**

Via panelled door, with side window through to entrance hallway.

### **HALLWAY**

19' 2" x 8' 10". Carpeted staircase to first floor landing. Understairs cupboard. Telephone point. Plate rail. Thermostatically controlled radiator. Carpeted flooring. Panelled doors leading further into the accommodation.



### **SITTING ROOM**

19' 8" x 15' 4". Two windows overlooking the front of the property. Fireplace with tiled hearth & surround and timber mantle. Television point. Plate rail. Two thermostatically controlled radiators. Carpeted flooring.



### **DINING ROOM**

13' 1" x 11'. Window overlooking the rear of the property. Plate rail. Thermostatically controlled radiator. Carpeted flooring. Half glazed panelled door leading to the rear.



## KITCHEN

15' 6" x 13'. Windows overlooking the rear of the property. Pleasant range of wall and base units. Centre breakfast bar, with cupboards & shelving underneath. Integrated oven & hob with extractor fan and light above. 1 1/2 bowl, single drainer, sink unit with monobloc style tap. Tiled splashbacks. Decorative fireplace inset with electric fire with tiled hearth & timber surround. Plate rail. Thermostatically controlled radiator. Television point. Half carpeted, half laminate flooring. Panelled door leading to the utility room.



## UTILITY ROOM

13' x 6' 10". Window overlooking the side of the property. Wall & base units. Single bowl, single drainer stainless sink unit with mixer tap. Tiled splashbacks. Plumbing for washing machine & dishwasher. Cupboard which houses the oil boiler. Telephone point. Door leading to the integral garage.



## BEDROOM 1

15' 3" x 11' 1". Window overlooking the front of the property. Fitted wardrobes. Thermostatically controlled radiator. Coved ceiling. Carpeted flooring.



## **STUDY/ BEDROOM 2**

15' 1" x 11' 3". Window overlooking the rear of the property. Coved ceiling. Carpeted flooring. Fully glazed, small paned door leading into conservatory.



## **CONSERVATORY**

12' 6" x 12' 1". Double glazed uPVC windows with opening top lights. Fully glazed roof. French doors leading out to the patio.



## **BATHROOM**

10' 3" x 9' 11". Window overlooking the rear of the property. Four-piece suite incorporating; Bath, WC, Built in vanity unit with cupboards above & Shower. Fully tiled walls around shower. Tiled splashbacks. Extractor fan. Thermostatically controlled radiator. Spotlights. Linen cupboard with shelves.



## FIRST FLOOR

Staircase leads to spacious landing. Velux windows to the front & rear. Storage cupboard. Storage under the eaves. Thermostatically controlled radiator. Carpeted flooring. Panelled doors leading to bedrooms & bathroom.



## BEDROOM 3

13' 5" x 7' 6". Velux window to the rear. Thermostatically controlled radiator. Carpeted flooring.



## BEDROOM 4

14' 5" x 11' 5" (Incl. Bay. Excl. wardrobes). Dormer window overlooking the front of the property. Built in wardrobes. Thermostatically controlled radiator. Carpeted flooring.



## MASTER BEDROOM

22' 9" x 22' 3" (Incl. Bay. Excl. wardrobes). Dormer window overlooking the front of the property, Velux & window to the side. Built in wardrobes. Trap door to the loft area. Two thermostatically controlled radiators. Carpeted flooring.



## BATHROOM

11' 2" x 10' 2". Two Velux windows to the rear. Wash hand basin built into counter top with cupboards underneath. Bath. WC. Separate shower cubicle. Fully tiled walls around shower. Tiled splashbacks. Double thermostatically controlled radiator. Carpeted flooring.



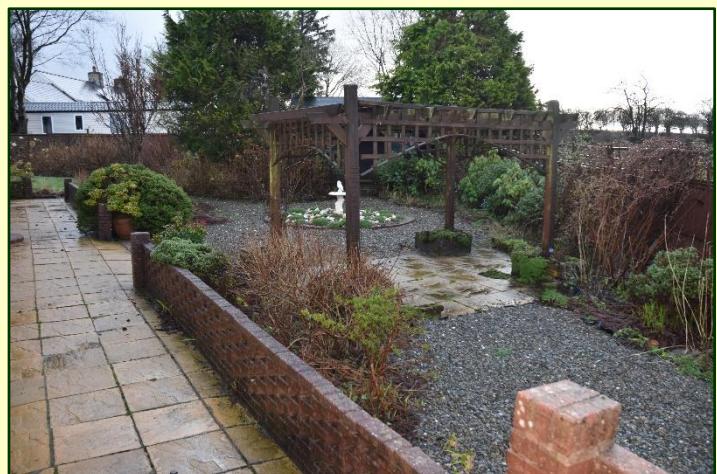
## INTEGRAL GARAGE

17' 5" x 13' 4". Up & over door & side courtesy door. Window overlooking the side.



## EXTERIOR

Access from the road is via a double gated entrance, onto a gravelled driveway leading to the integral garage and paved seating area, under a pergola, to the front door. To the front of the property is a lawned area with mature shrubs, trees & hedged border. A gravelled path continues from the driveway around the side, to the rear of the property with lawned areas, a flower bed and further mature shrubs & trees. To the rear of the property is a slabbed patio area which continues around the sides, a centre brick feature, a further pergola, summer house with covered decking area & well fenced border.



*Continued Overleaf*



## SERVICES

Mains Electricity & Water. Private Drainage. Oil Central Heating.

## VIEWING

By appointment via ***Sole Agents Philip Ling Estates***

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		