

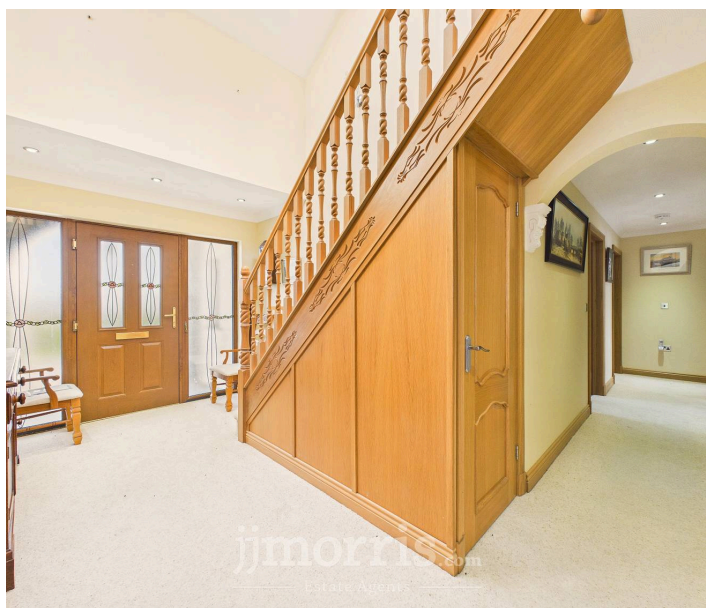


Llain Capel Iwan Road, Newcastle Emlyn – SA38 9LW

£550,000 Freehold

Exceptional five bedroom detached house presents a rare opportunity to acquire a beautifully maintained smallholding of 7.5 acres, in a tranquil rural setting. The property offers well designed accommodation, thoughtfully arranged to suit both family living and entertaining. Upon entering, you are greeted by a welcoming hallway leading to spacious reception rooms, each benefitting from an abundance of natural light and views across the gardens and countryside beyond. The kitchen is fitted with a range of quality units and integrated appliances, providing a practical and stylish space for cooking and dining. Five generously proportioned bedrooms provide ample space for family and guests. Additional highlights include a modern family bathrooms, useful utility area, and ample storage throughout. The property further boasts a detached double garage, offering secure parking and additional storage space.

Council Tax band: F. Tenure: Freehold



Description continued:

The outside space is a true highlight, with gardens and extensive grounds enveloping the house and providing a sense of peace and privacy. Beyond the immediate gardens, the land extends to include well fenced paddocks, ideal for equestrian use or smallholding activities (subject to any necessary consents). Far reaching views across open countryside can be enjoyed from many vantage points within the grounds, creating a stunning backdrop for outdoor living. The property is approached via a private driveway, providing ample off road parking for several vehicles, and the detached double garage adds further convenience. With its blend of spacious accommodation, beautiful gardens, and extensive land, this property is perfectly suited for those seeking a rural lifestyle without compromise on comfort or accessibility. **No Forward Chain**

Canopy Porch

Composite entrance door with decorative glazed side panels, opens to:-

Hall

Vaulted ceiling with Velux roof window, stairs rising off to the first floor, understairs storage, airing cupboard with hot water cylinder, recess spotlights, underfloor heating, door to:-



Living Room

Feature stone fireplace with slate hearth, television plinth with matching slate tops, uPVC double glazed French doors to the side which open onto the terrace, two uPVC double glazed windows to the front enjoying far reaching views over the countryside and towards the town of Newcastle Emlyn, coved ceiling, wall light points.

Kitchen/Dining Room

Having an extensive range of wall and base units with worktop surface over, inset stainless steel sink unit and drainer, feature electric Aga range with extractor fan over, built-in electric oven, integrated fridge/freezer and dishwasher, tiled flooring with underfloor heating, space for dining table, recessed spotlights and coved ceiling, uPVC double glazed window to the rear, double doors open to:-



Garden Room

uPVC double glazed windows, uPVC double glazed French doors opening onto the rear patio, tiled flooring with underfloor heating, exposed beams, slate window sills.

Boot Room

uPVC double glazed stable door to the rear, tiled flooring, doors open to :-





Utility Room

Having a range of wall and base units with work surface over, stainless steel sink unit with mixer tap and drainage, uPVC double glazed window, tiled flooring, void and plumbing for washing machine.

Cloakroom/WC

uPVC double glazed frosted window to the side, low flush WC, vanity unit with hand wash basin, tiled walls. Returning to the Hall, doors lead off to:-

Bedroom One

uPVC double glazed window to the front elevation, coved ceiling, fitted with a range of built-in furniture to include wardrobes, bedside cabinets and drawer unit.

Bedroom Two

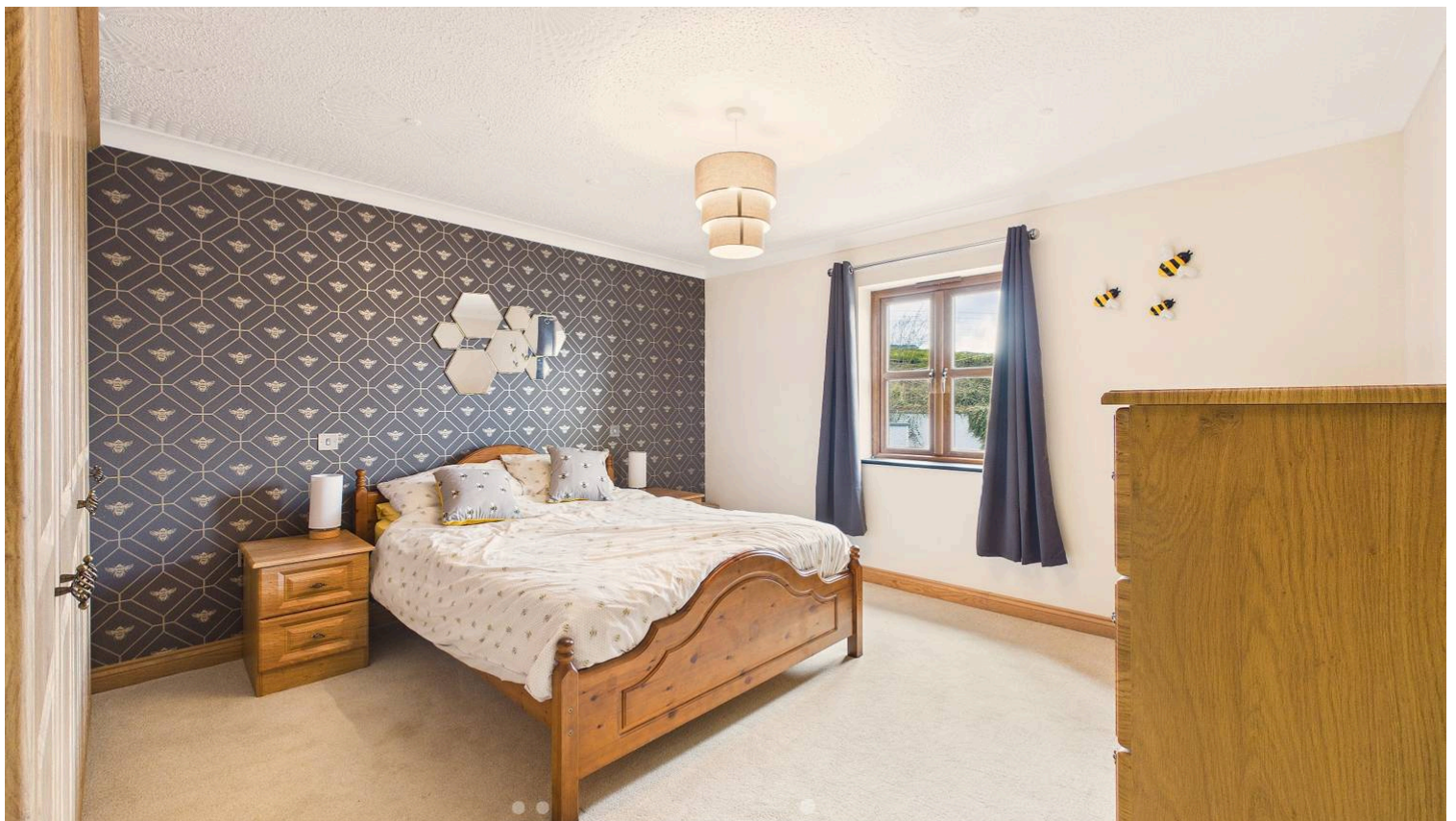
uPVC double glazed window to the rear, coved ceiling, fitted wardrobes, bedside cabinets and drawer units.

Bedroom Three

uPVC double glazed window to the front elevation, fitted wardrobes with integrated dressing table and drawers, bedside cabinets and coved ceiling.

Shower Room

Fitted with a range of furniture to include vanity unit with hand wash basin, built-in storage cupboards, integrated spotlights and mirror, low flush WC with concealed cistern and bidet, walk-in shower cubicle with tiled surround and rainfall shower head.





FIRST FLOOR

Landing

A spacious landing with Velux window to the rear elevation, radiator, doors leading to:-

Bedroom Four

A spacious room with walk through dressing area with built-in wardrobes and drawer units, matching bedside cabinets, uPVC double glazed window to the side, Velux roof window to the rear, eaves storage and radiator.

Bedroom Five

Fitted wardrobes and drawer units, bedside cabinets, uPVC double glazed window to the side, radiator, Velux roof window and integrated spotlights.

Study

Radiator, loft access and coved ceiling.

Bathroom

A four piece suite comprising panel bath with mixer tap and shower attachment, shower enclosure with tiled surround and rainfall shower head, vanity unit with hand wash basin, low flush WC, tiled walls, Velux roof window.

Detached Double Garage

Two sectional electrical up-and-over doors, uPVC personnel side door, water pump filtration system, uPVC double glazed window to the rear. Staircase provides access to the first floor storage area, a space which may provide scope to provide additional accommodation, subject to planning, if required.





Utilities and Services

Heating Source: Underfloor heating Services: Electric:
Mains Water: Private Drainage: Private Tenure: Freehold
and available with vacant possession upon completion
Local Authority: Carmarthenshire County Council Council
Tax: Band F What3Words: ///spring.hillsides.discussed.

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 6mbps upload and 36mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

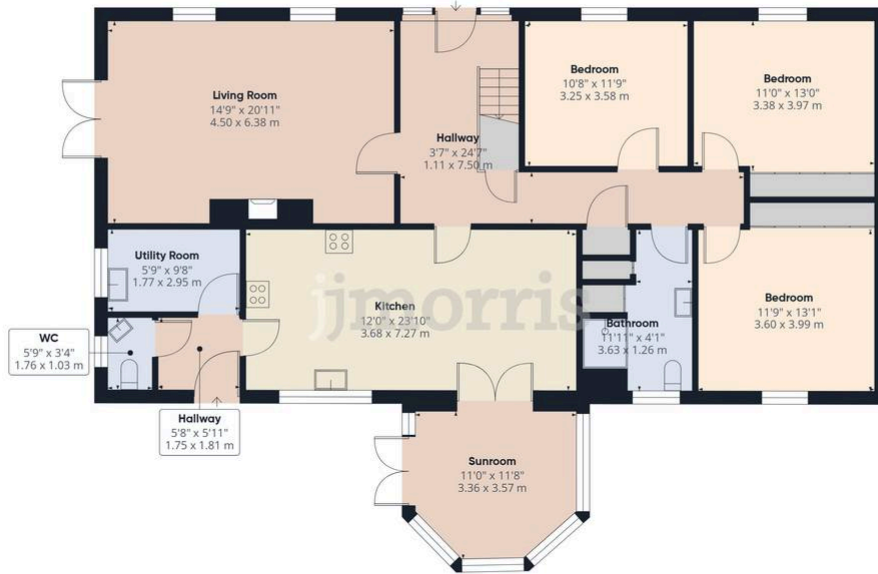
Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE - Good outdoor and indoor Three - Good outdoor and indoor O2 - Good outdoor, variable indoor Vodafone. - Good outdoor and indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

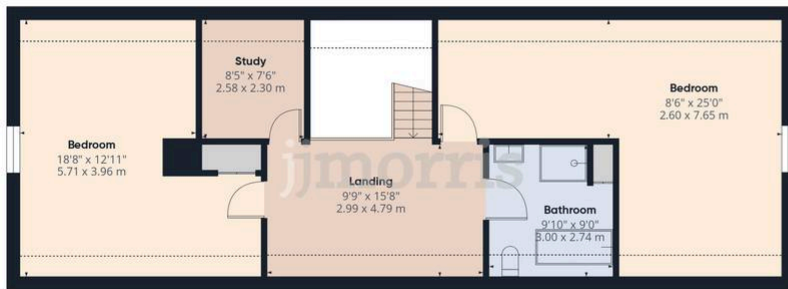


GARDEN

The property is approached via electric gates which open onto the parking and turning area, leading to the detached double garage. To the rear of the garage there is a hard standing wash area, the driveway extends to the rear of the property providing a patio area and access to the lawned side garden. Gated access leads to the land, which in all extends to about 7.5 acres, with further gated access from the council highway.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

You can include any text here. The text can be modified upon generating your brochure.

