

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **4 BLAENWERN NEWCASTLE EMLYN**

**OFFERS IN THE REGION OF £180,000**

**TRADITIONALLY BUILT SEMI-DETACHED PROPERTY  
WITHIN WALKING DISTANCE TO TOWN  
TWO BEDROOMS – FAMILY BATHROOM  
SITTING ROOM - KITCHEN/UTILITY ROOM  
OFF-ROAD PARKING – GARDEN**

### **BRIEF DESCRIPTION**

**4** Blaenwern is a traditionally built, ex-local authority, semi-detached property, under a tiled roof. Access from the pavement is via a walled, gated entrance with steps leading to the front door. To the front of the property are gravelled areas to either side of the steps and a pond. To the rear of the property, is a large garden area with double gated access to the rear, onto a concrete hardstanding with off-road parking. *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** Via glazed, panelled, uPVC door leading into the hallway.

**HALLWAY** Carpeted staircase leading to first floor landing. Thermostatically controlled radiator. Fully glazed, small paned doors through to the kitchen & sitting room.



**SITTING ROOM** 19' 4" x 11' 5". Inset gas fire. Television point. Two thermostatically controlled radiators. Central lights & wall lights. Patio doors to the rear patio.



**KITCHEN/  
UTILITY** 19' 2" x 5' 8" & 9' 1" x 9' 2" (L-Shaped). Window in kitchen area overlooking the rear of the property. Double aspect windows in utility area, one to the rear & one to the side. A range of wall & base units. 1 ½ bowl, single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Gas cooker with stainless steel extractor fan above. Under stairs cupboard. Housing for the oil combi boiler. Thermostatically controlled radiator. Half glazed, uPVC door leading to the side of the property.



**FIRST FLOOR**

Window overlooking the front of the property on the half landing, window to the side on the landing. Linen cupboard. Panelled doors leading to the bedrooms & bathroom.

**BATHROOM**

5' 11" x 5' 10". Window overlooking the rear of the property. Bath with electric shower above. WC. Wash hand basin. Thermostatically controlled radiator. Partly tiled walls.



**BEDROOM 1**

11' 10" x 9' 10" (excl. wardrobe). Window overlooking the rear of the property. Built-in wardrobe. Television point. Thermostatically controlled radiator.



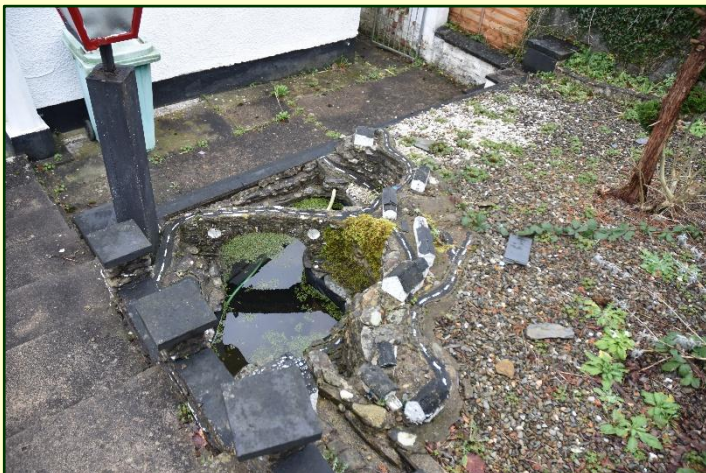
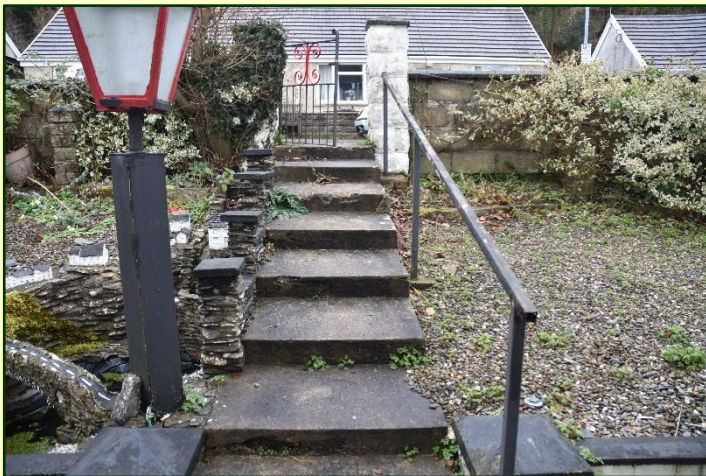
**BEDROOM 2**

13' 5" x 8' 10". Window overlooking the front of the property. Thermostatically controlled radiator.



**EXTERIOR**

Access from the pavement is via a walled, gated entrance with steps leading to the front door. To the front of the property are gravelled areas to either side of the steps and a pond. To the rear of the property, is a patio laid to slab, with steps leading to a fenced & gated gravelled area, continuing on to the lawned garden. Here is a greenhouse, raised borders, external tap, wendy house & large fishpond. Double gated access to the rear of the property, onto a concrete hardstanding with off-road parking.





**SERVICES**

Mains Electricity & Water & Drainage. Oil Central Heating.

**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

## 4 Blaenwern

