

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **No 2 SWN YR AFON NEWCASTLE EMLYN**

**OFFERS IN THE REGION OF £198,000**

**DELIGHTFULLY APPOINTED FAMILY RESIDENCE  
WITHIN WALKING DISTANCE OF THE TOWN  
ENTRANCE HALL – SITTING ROOM – THREE BEDROOMS  
EN SUITE TO MASTER BEDROOM – KITCHEN WITH DINING AREA  
UTILITY ROOM – SEPARATE WC - BATHROOM – GARDEN  
OFF-ROAD PARKING**

### **BRIEF DESCRIPTION**

**N**o 2 Swn Yr Afon is a semi-detached family residence, of timber frame construction, under a tiled roof. Access from the pavement is via a single gated entrance with a walled frontage leading to the front door. To the rear of the property there is a parking area, providing off-road parking. The property benefits from uPVC, double glazed windows & weather goods allowing for easy maintenance. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is within walking distance of the thriving Teifi Valley market town of Newcastle Emlyn which provides a good range of local facilities and amenities, including shops, building societies, a post office, schools, restaurants, public houses, places of worship and leisure centre. Newcastle Emlyn is renowned for its many elegant buildings & the town itself is dominated by the town hall, built in 1860 with a little clock tower. Just a short walk from the shops is the remains of the medieval castle & the 19th. Century church. 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 panelled timber door, with top lights, through to the utility room.

### UTILITY ROOM

Single drainer stainless steel sink unit with monobloc style tap, with cupboard underneath. Plumbing for washing machine. Tumble dryer outlet. Housing for the oil boiler, which serves the domestic heating & hot water. Wall units. Doors leading to separate WC & kitchen. Ceramic tiled floor.



### SEPARATE WC

WC. Wash hand basin. Thermostatically controlled radiator. Ceramic tiled floor.



### KITCHEN/ DINER

12' 5" x 12' 4". Window overlooking the front of the property. A pleasant range of wall & base units with kickboard lighting. Built in oven. Ceramic hob with extractor fan above. 1 ½ bowl stainless steel sink unit, with monobloc style tap. Plumbing for dishwasher. Tiled splashbacks. Thermostatically controlled radiator. Downlighters. Ceramic tiled floor. Door leading to sitting room.



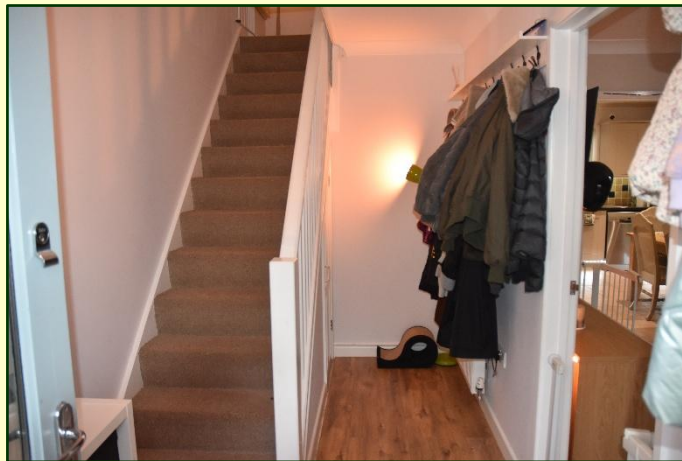
**SITTING ROOM**

13' 2" x 12' 5". Window overlooking the rear of the property. Television point. Double thermostatically controlled radiator. Centre light. Carpeted flooring. Door leading to rear hallway.



**REAR HALLWAY**

Carpeted staircase to first floor landing. Under stair cupboard. Thermostatically controlled radiator. Laminate flooring. Half panelled, half glazed door leading to the rear.



**FIRST FLOOR**

Airing cupboard with radiator and shelving. Carpeted flooring. Doors leading into the bedrooms & bathroom.



**MASTER BEDROOM** 11' 4" x 10'. Window overlooking the rear of the property. Thermostatically controlled radiator. Television point. Carpeted flooring. Door leading to en-suite.



**EN-SUITE**

10' 2" x 3' 3". Shower. Wash hand basin in a vanity unit with tiled splashback, light & shaver point above. WC. Thermostatically controlled radiator. Ceramic tiled floor.



**BEDROOM 2**

9' 3" x 8'. Window overlooking the rear of the property. Built in wardrobe. Thermostatically controlled radiator. Dado rail.



**BEDROOM 3**

10' x 9' 11" (excl. doorway). Window overlooking the front of the property. Thermostatically controlled radiator. Carpeted flooring.



**BATHROOM**

Window overlooking the front of the property. Fully tiled shower cubicle. WC. Wash hand basin with mirror above with light & shaver point. Heated towel rail. Partly tiled walls. Downlighters. Extractor fan.



**EXTERIOR**

Access from the pavement is via a single gated entrance with a walled frontage leading to the front door. To the rear of the property there is a decked seating area & lawned area laid to astroturf with garden shed, all well fenced making it safe for children and pets. Gated access leads to an off-road parking area. Outside tap. Outside light.

*Continued overleaf*



**SERVICES**

Mains Electricity, Water & Drainage.

**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		