

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **CRAIGFRYN ADPAR, NEWCASTLE EMLYN**

**OFFERS IN THE REGION OF £230,000**

**TRADITIONALLY BUILT WITH A LATER EXTENSION &  
FAR REACHING VIEWS TO THE FRONT  
THREE BEDROOMS – SITTING/DINING ROOM  
KITCHEN - FAMILY BATHROOM  
OFF-ROAD PARKING – GARDEN**

### **BRIEF DESCRIPTION**

**C**raigfryn is a traditionally built property, under a tiled roof, with a later extension. Access from the road is via a tarmac driveway leading onto the front and side of the property with ample parking. To the front of the property are far reaching rural views. To the rear of the property, there is a slabbed patio area, which continues onto a lawned garden with mature hedges. The property benefits from uPVC, double glazed windows, doors and weather goods for ease of maintenance, solar panels & air sourced heating. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is conveniently situated just outside 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 half glazed, half panelled, uPVC door leading into the kitchen.

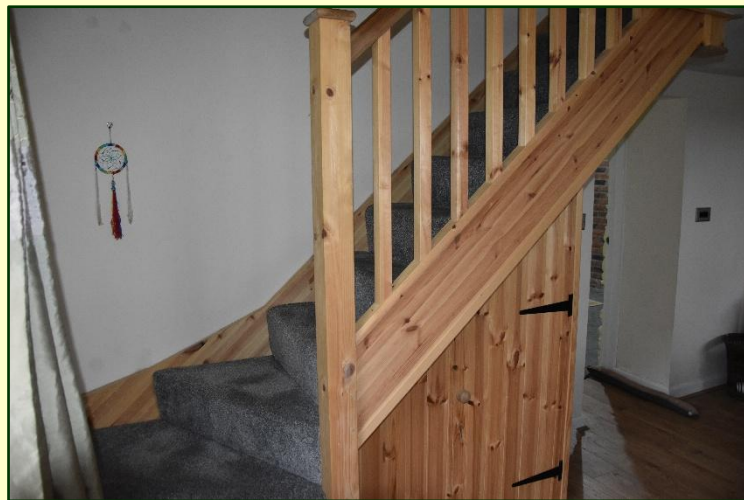
**KITCHEN** 17' 1" x 11' 8". Large window, overlooking the rear of the property. Velux window. A range of wall & base units. 1 ½ bowl, single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Cooker with stainless steel extractor fan above. Plumbing for washing machine. Spotlights. Ceramic tiled floor. Trap door to the loft area. Brick features & Painted stone wall features. Two cupboards in the breakfast area where the air source tank is located. Panelled door through to the bathroom. Fully glazed, small paned door through to sitting room.



**BATHROOM** 6' 7" x 6' 6". Window overlooking the rear of the property. P shaped bath with shower above & screen. WC. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls. Ceramic tiled floor.



**SITTING/  
DINING ROOM** 23' 9" x 13' 6". Double aspect windows overlooking the front & side of the property allowing the flood of natural light with fantastic views. Wood burner set upon a slate hearth, with timber mantle & surround. Two large double radiators. Spotlights. Laminate flooring. Understairs cupboard. Pine, carpeted, staircase leading to first floor.



**FIRST FLOOR**

Carpeted landing. Double thermostatically controlled radiator. Panelled doors leading to the bedrooms.

**BEDROOM 1**

12' 4" x 10' 10" (excl. wardrobe). Large window overlooking the front of the property, with fantastic views. Built-in wardrobes. Thermostatically controlled radiator. Carpeted floor.



**BEDROOM 2**

11' 10" x 10' 2" (incl. doorway). Double aspect windows overlooking the front & side of the property. Double thermostatically controlled radiator. Carpeted floor.



**BEDROOM 3** 19' 4" x 6' 5". Window overlooking the rear of the property & Velux window to the side. Built in cupboard with shelves. Double thermostatically controlled radiator. Carpeted floor.



**EXTERIOR** Access from the road is via a tarmacadam driveway leading onto the front and side of the property with ample parking. To the front of the property are far reaching rural views. To the rear of the property, there is a slabbed patio area, which continues onto a lawned garden with mature hedges.





**SERVICES**  
**VIEWING**

Mains Electricity & Water & Drainage. Air Source Heating.  
By appointment, via sole agents, *Philip Ling Estates*.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		