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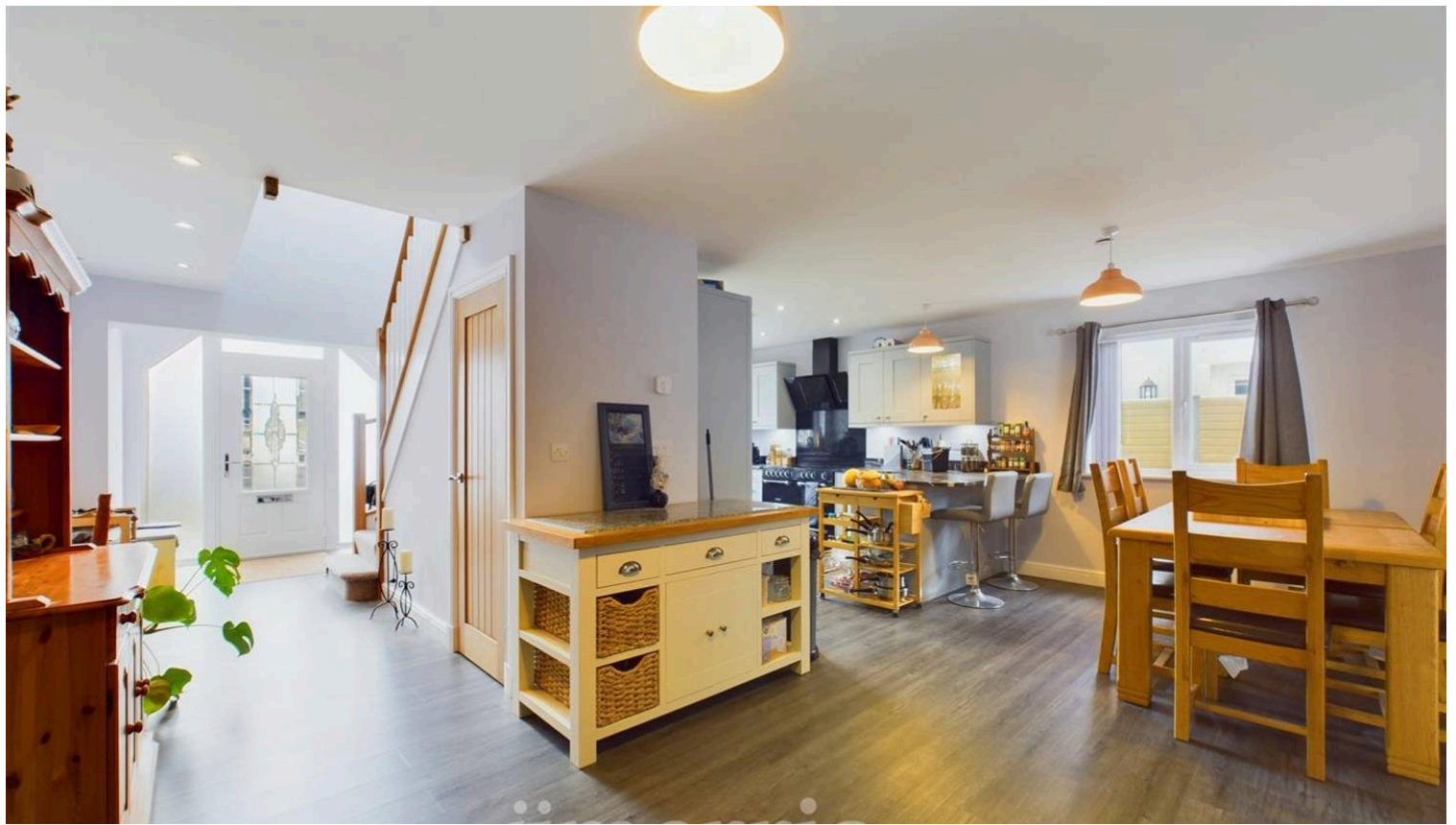


## 8 Caerberllan, Adpar – SA38 9NR

£399,950

A recently constructed and energy efficient four bedroom home situated in Adpar, within walking distance of Newcastle Emlyn enjoying a slightly elevated position at the head of the cul-de-sac enjoying countryside views and benefitting from the balance of a LABC warranty. The property has been finished to a high specification and offers well-planned family accommodation, which in brief comprises: hall, living/family/dining room, living room, inner hall, utility room, ground floor bedroom/study and shower room. The first floor has a landing, master bedroom with ensuite, two further bedrooms and a family bathroom. Externally, there is parking for several vehicles, detached garage and generous gardens. The property benefits from air source heating and a sprinkler system.

EPC – B | Council Tax – F



### **Situation**

The property is situated within the Caerberllan development on the fringes of Adpar and Newcastle Emlyn town centre. The village of Adpar offers a doctors surgery and is within walking distance of the market town of Newcastle Emlyn with its excellent range of local retailers, cafes, bars, restaurants, hotels, good level of leisure facilities, primary and secondary schools, mini supermarkets and good public transport connectivity. The property is some 20 minutes drive from the Cardigan Bay coastline and the sandy beaches of Aberporth, Tresaith and Mwnt. The larger town of Carmarthen is some 30 minutes drive of the property with access to the M4 and Network Rail connections.

### **Accommodation comprises:**

#### **Porch**

Vaulted ceiling, recessed lighting, space for coats etc, wood effect flooring, opening to:

#### **Hall**

Stairs rising to the first floor, understairs cupboard, wood effect flooring.



## Open Plan Kitchen/Dining/Family

### Kitchen

Highly appointed with a range of wall and base units and complimentary worktop surface over, inset 1.5 bowl sink with mixer tap and drainer, Leisure range cooker with ovens, grill, storage and hob over, splash back and extractor hood. Integrated dishwasher and microwave, space for American style fridge/freezer, glazed display cabinet, pantry cupboards, breakfast bar, cabinet lighting, recessed spotlights, wood effect flooring and uPVC double glazed window to the front elevation.

### Dining/Family Area

Wood effect flooring, uPVC double glazed window doors to:

### Living Room

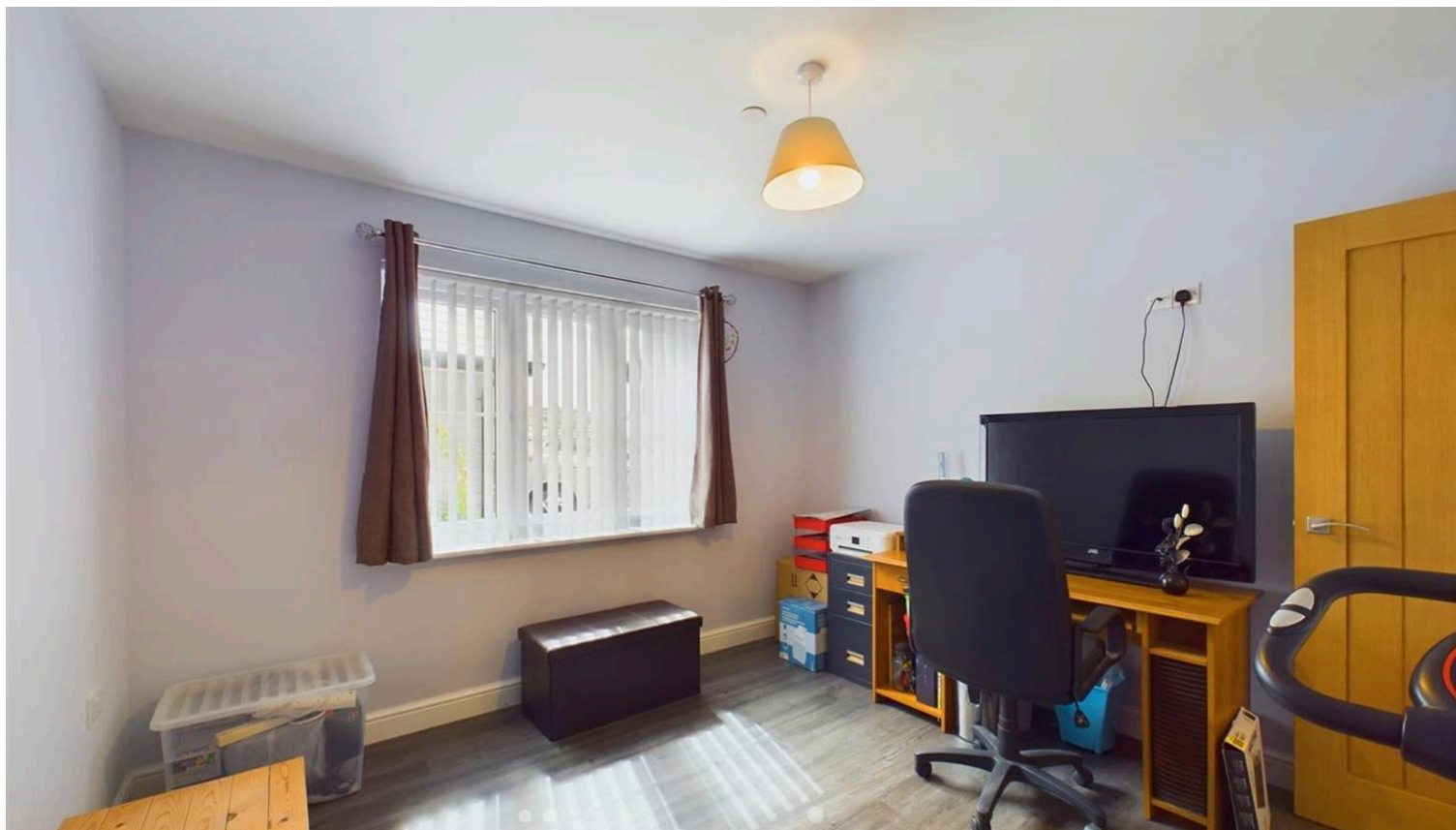
uPVC double glazed doors with side panels open out to the patio and garden beyond, uPVC double glazed window, wood effect flooring.

### Inner Hall

Wood effect flooring, doors to:

### Bedroom/Study

uPVC double glazed window to the front, wood effect flooring.





### Utility Room

Having a range of wall and base units with worktop surface over, stainless steel sink unit with drainer, void and plumbing for washing machine and space for tumble drier, uPVC double glazed window, extractor fan, recessed spotlights, glazed door to the side. Wood effect flooring.

### First Floor

#### Landing

Velux window over the stairs allowing light to flood through, airing cupboard, loft access, doors to:

### Master Bedroom

uPVC double glazed window to the front elevation, radiator, door to:

#### Ensuite Shower Room

Walk-in shower with screen and panelled walls, hand wash basin with vanity unit below, matching concealed cistern and w.c. Storage cupboards and worktop surface, heated towel rail, Velux roof window, extractor fan. Tile effect flooring.

#### Bedroom Two

uPVC double glazed window to the rear, radiator.

#### Bedroom Three

uPVC double glazed window to the front, radiator.



### Family Bathroom

A four piece suite comprising panel bath with mixer tap and shower attachment, walk-in shower , vanity unit with hand wash basin, low flush w.c. Heated towel rail, panelled walls, extractor fan, spotlights and Velux roof window.

### Utilities & Services

Heating Source: Air source heat pump Services: Electric: Mains Water: Mains Drainage: Mains Council Tax Band: F Local Authority: Ceredigion County Council Tenure: Freehold and available with vacant possession upon completion. What Three Words: ///hurls.constants.blizzard



Tarmac drive providing parking for several vehicles and access to:

**Detached Garage**

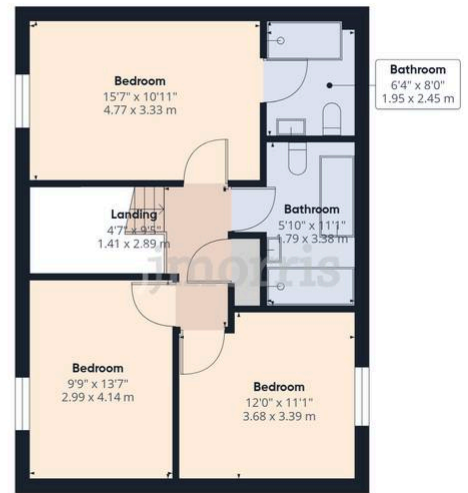
Electric sectional up and over door, uPVC door and window to the side, electricity, water and drainage connected.

**Garden**

The property benefits from generous gardens that have been well planned and maintained by the current owner with a paved patio to the rear which extends around the side and rear. Lawned garden with steps which lead to a raised terrace, an ideal spot for sitting out and relaxing. Elevated planted border with decorative shale and a colourful range of shrubs. Outside tap and electrical sockets. Timber storage shed with uPVC door and window, electric connection.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

