

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



MACHLUD CYNWYL ELFED

OFFERS IN THE REGION OF £325,000

**BRICK BUILT DETACHED BUNGALOW
THREE BEDROOMS – FAMILY BATHROOM
SITTING ROOM – KITCHEN / DINING ROOM
CONSERVATORY – DETACHED GARAGE
AMPLE OFF-ROAD PARKING – FRONT & REAR GARDENS
LOVELY VIEWS TO THE REAR**

BRIEF DESCRIPTION

Machlud is a well-constructed, improvable, brick-built bungalow, under a concrete tiled roof. Access from the main road is via a shared track leading onto a tarmac driveway, providing ample off-road parking, leading to the garage and front door. To one side of the driveway is a lawned area, which continues around the side and rear with hedged boundaries to the front, side and rear. A concrete pathway between the garage & house leads to the rear. The property benefits from uPVC, double glazed windows, doors and weather goods for ease of maintenance. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The property is set amid beautiful countryside above the quaint hamlet of Cynwyl Elfed, which hosts a primary school, a village shop, a post office, a Chinese restaurant, a filling station and a chapel. Cynwyl Elfed lies approximately 6 miles from the administrative town of Carmarthen, which hosts a wealth of local facilities and amenities. 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 a ramp to a uPVC fully glazed porch. Half glazed, uPVC door leading into the sitting room with partly tiled entryway.

SITTING ROOM

19' 6" x 13' 3" (max). Double aspect windows overlooking the front & side of the property. Feature open fireplace, with timber surround & granite hearth, currently inset with electric fire. Large double thermostatically controlled radiator. Centre light. Carpeted floor. Opening through to the kitchen/diner. Door through to main hallway & further accommodation.



KITCHEN

23' 2" x 9' 7" (max.). Window overlooking the rear of the property. A pleasant range of farmhouse style wall & base units. Freestanding wall units & larder style unit with leaded lights. Breakfast bar. 1 ½ bowl, single drainer ceramic sink unit with monobloc style tap. Tiled splashbacks. Integrated fridge and freezer. Built under, eye-level oven. Inset ceramic hob with extractor fan above. Plumbing for dishwasher or washing machine. Linoleum flooring. Door accessing hallway. Half glazed uPVC door to the rear porch.

DINING

Window overlooking the rear of the property. Large thermostatically controlled radiator. Laminate flooring. Large patio doors into conservatory.



CONSERVATORY

12' 7" x 8'. Aluminium double glazed under a double-glazed roof. Double thermostatically controlled radiator. Linoleum flooring. Lighting & power. Fully glazed door leading to the front of the property.

Photographs Overleaf



**REAR
PORCH**

6' x 4' 4". Half walled, half uPVC double glazed. Half glazed door leading to a rear paved area. Here lives the external oil combi boiler.

HALLWAY

Storage cupboard. Thermostatically controlled radiator. Carpeted flooring. Sliding door to kitchen. Doors leading further into the accommodation.



BEDROOM 1

11' 8" x 9' 8". Window overlooking the front of the property with fine views. Thermostatically controlled radiator. Carpeted flooring.



BEDROOM 2

11' 4" x 9' 2". Window overlooking the front of the property with fine views. Built in wardrobes. Thermostatically controlled radiator. Carpeted flooring.

Photographs Overleaf



BEDROOM 3

9' 7" x 8' 3". Window overlooking the rear of the property. Thermostatically controlled radiator. Built in wardrobes. Carpeted flooring.



BATHROOM

9' 7" x 7' 8". Window overlooking the rear of the property. Bath. WC. Wash hand basin. Adapted wet room area with electric shower. Fully tiled walls in wet room area. Tiled splashback around the bath. Thermostatically controlled radiator.



GARAGE

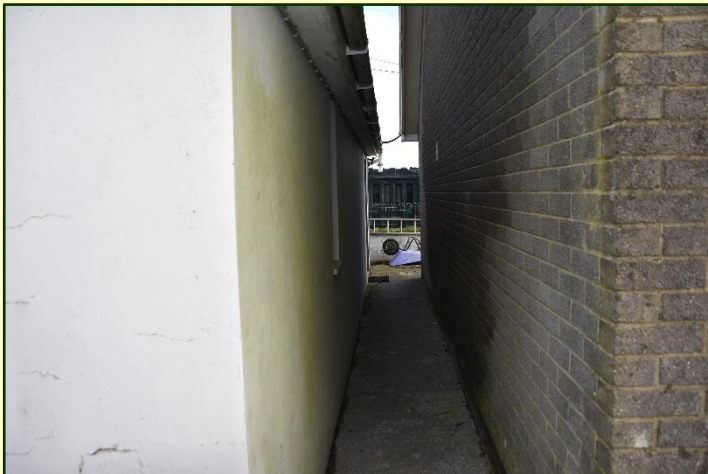
29' 2" x 10' 6". Block built with European box profile roof. Up and over garage door. Plenty of storage. Side courtesy door to the rear of the property.



EXTERIOR

Access from the main road is via a shared track leading onto a tarmacadam driveway, providing ample off-road parking, leading to the garage and front door. To one side of the driveway is a large lawned area, which continues around the side and the rear with hedged boundaries to the front, side and rear with the roadside to the rear. A concrete pathway between the garage & house leads to the rear. Bunded oil tank.





Photographs Overleaf



SERVICES

Mains Electricity & Water. Private 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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Machlud

