

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 16a SYCAMORE STREET NEWCASTLE EMLYN

OFFERS IN THE REGION OF £135,000

**WELL PRESENTED MID-TERRACED HOUSE
LIVING ROOM – KITCHEN – BEDROOM
BATHROOM - SMALL COURTYARD**

BRIEF DESCRIPTION

No 16a Sycamore Street is a well presented mid-terraced house located on Newcastle Emlyn high street providing easy access to all of the local amenities. Access to the front door is from the main street. There is rear access to the property. *The viewing of this conveniently situated living accommodation is highly recommended.*

LOCATION AND AMENITIES

The premises is conveniently situated on the high street of the thriving market town of Newcastle Emlyn, which hosts a good range of facilities & amenities including: Shops, building societies, post office, places of worship, public houses, a leisure centre and swimming pool, a primary & 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.

MEASUREMENTS, CAPACITIES & APPLIANCES.

The information in this brochure is for rough guidance only; accurate measurements etc. have not been taken. Philip Ling Estates have not formally verified any appliances, fixtures, or fittings that may be included in the asking price. We strongly advise that the prospective purchaser validate all information before any legal binding contract be signed.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

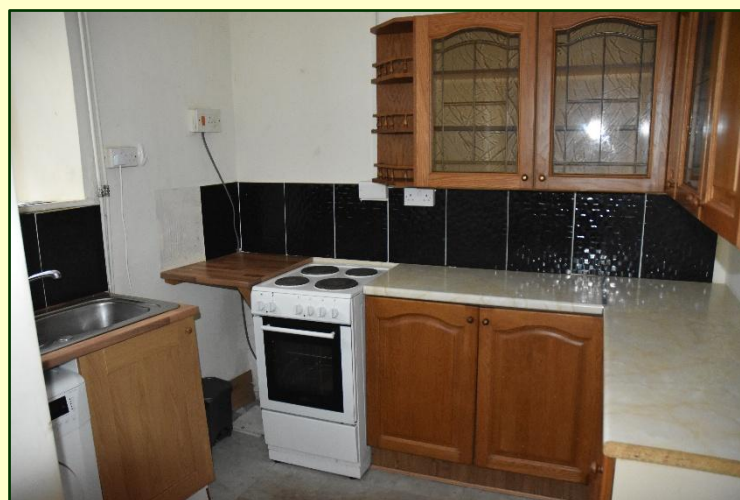
ENTRANCE Via uPVC double glazed door with sidelights. Entrance in to the main living area and staircase to the first floor.

LIVING ROOM 13'5" x 12'9" max. Window overlooking the front of the property. Large modern thermostatically controlled storage radiator. Laminate flooring. Staircase to the first floor. 'Cwtch dan star' Doorway to rear hallway and kitchen.



REAR HALLWAY 11'8" x 4'8" max. The hallway leads through to a back door and the rear courtyard. Access to the kitchen. Large thermostatically controlled radiator.

KITCHEN 8'5" x 6'11". Window overlooking the small courtyard to the rear of the property. Range of wall and base units with solid timber frontals and glazed doors on the wall range. Single oven & electric hob. Single bowl, single drainer, stainless steel sink. Part tiled splashbacks. Tiled floor.



**FIRST FLOOR
LANDING**

14'6" X 10'9". Large thermostatically controlled storage radiator. Access to the bedroom and bathroom.



BEDROOM

11'11" x 12'4" max. Two large windows overlooking the front of the property. Laminate flooring. Large thermostatically controlled radiator.



BATHROOM

10'1" x 9'2" max. Window overlooking the rear of the property. Three-piece suite. Exposed painted floorboards. Partly tiled walls. Electric heater. Airing cupboard.



EXTERIOR

Small courtyard.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		