

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 2 LLOYDS TERRACE ADPAR, NEWCASTLE EMLYN OFFERS IN THE REGION OF £170,000

**COMPLETELY REFURBISHED TERRACED RESIDENCE
OFFERING WELL APPOINTED ACCOMMODATION THROUGHOUT
ENTRANCE HALL – OPEN PLAN LIVING AREA -KITCHEN
UTILITY ROOM – BATHROOM - TWO BEDROOMS
PRETTY GARDEN AREAS TO THE REAR
AFFORDING VIEWS OVER THE SURROUNDING COUNTRYSIDE**

BRIEF DESCRIPTION

No 2 Lloyds Terrace is a traditionally stone built terraced cottage under a slate roof with a later extension to the rear offering exceptional accommodation throughout. The residence has been completely refurbished of late and offers new uPVC double glazed windows, solar panels to the front & rear and an air source heating system. *The viewing of this delightful 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, a building society, 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.*

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 recessed double-glazed front door through to hallway.

HALLWAY Staircase accessing the 1st floor. Radiator. Door through to the Living area.

LIVING AREA 19'11" x 9'9". Window overlooking the front of the dwelling. Feature fireplace inset with a log burner on a slate hearth with timber mantle above. Beamed ceiling. Radiators. Door accessing the 'cwtch dan star'. Dining area with room-dividing shelves and step up to the kitchen.



KITCHEN

12'8" x 8' 8". Pleasant range of wall & base units incorporating a built-in oven, induction hob with extractor hood above, integrated dishwasher & microwave. Tiled splashbacks. Ceramic tiled floor. Domed skylight allowing the flood of natural light. Glazed door through to the utility room.

Photographs overleaf:

KITCHEN



UTILITY ROOM Pleasant range of wall & base units with plumbing for washing machine & outlet for tumble drier etc. Door through to the bathroom.



Continued overleaf:

BATHROOM

7' 4" x 5' 1". Three-piece suite in white incorporating WC, bath with shower unit fitted above, vanity unit with mirrored medicine cabinet above. Heated towel rail. Extractor fan. Fully tiled walls.



1ST FLOOR

Via carpeted staircase from the main hall onto landing with a half-glazed door accessing a sun deck. Trap door accessing the loft area. Doors accessing the bedrooms.

BEDROOM 2

9' 10" x 7' 8". Window overlooking the rear gardens. Carpeted. Radiator.



BEDROOM 1

13' 2" x 9' 9". Two windows overlooking the front of the dwelling. Carpeted. Built in wardrobes. Radiator.



EXTERIOR

To the front of the dwelling there is a walled & gated entrance onto a small forecourt giving access to the front door.



GARDENS

To the rear of the dwelling there are pretty garden areas giving magnificent views over the surrounding countryside. Gravelled steps lead from a decked area with garden store up to a lawned area with flower borders, outside dining area & further steps lead up to the upper deck with jacuzzi hot tub and summer house.

SERVICES

Mains Electricity & Water & Drainage. Air Source Heating. Solar panels.

VIEWING

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