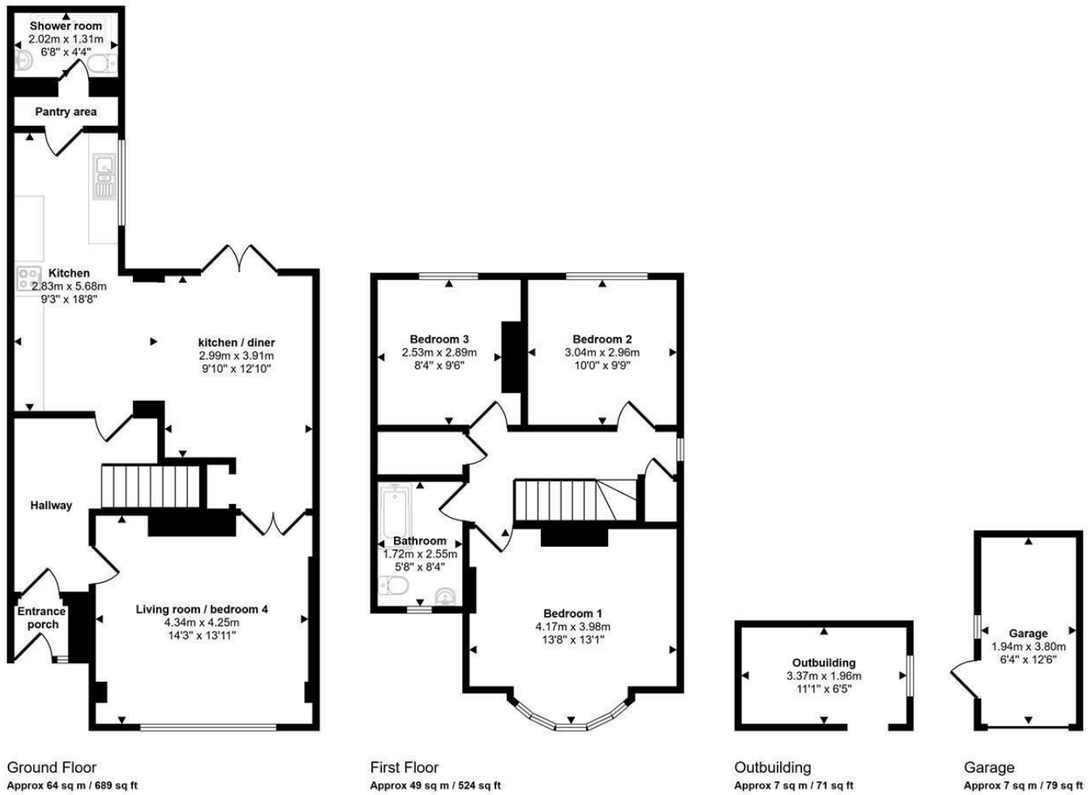
Approx Gross Internal Area
127 sq m / 1364 sq ft



Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 49 sq m / 524 sq ft

Outbuilding
Approx 7 sq m / 71 sq ft

Garage
Approx 7 sq m / 79 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Carmarthenshire

ref: LW/AMS/11/26/OK_LW_AUCTION

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

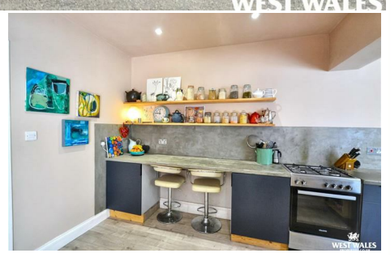
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
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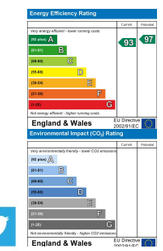






The Poplars Ebenezer Street, Newcastle Emlyn, SA38 9BS

- Semi-Detached House
- 3 Bedrooms 2 Reception Rooms
- Walking Distance of Amenities
- Open Plan Kitchen / Dining Area
- Air Source Heat Pump & Solar Panels
- For Sale By Auction
- **NO ONWARD CHAIN**
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating: A

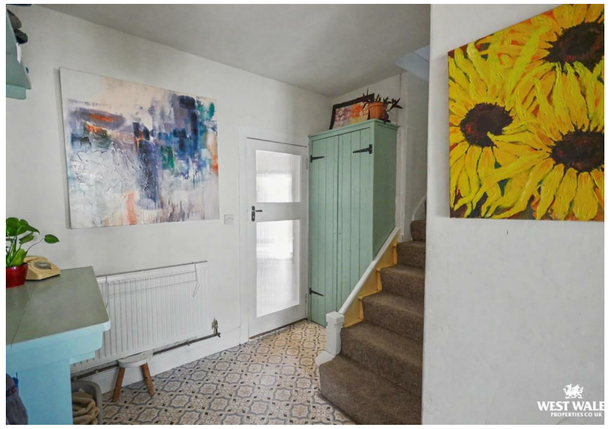


Auction Guide £180,000

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The Agent that goes the Extra Mile

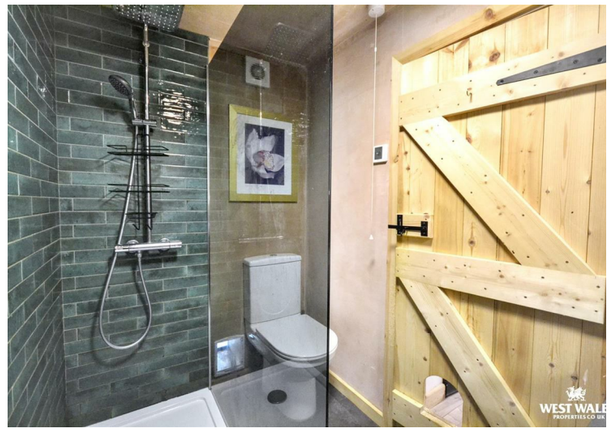






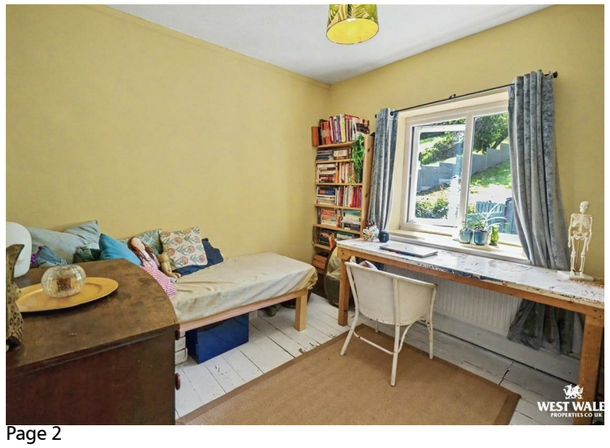














Situated in Newcastle Emlyn, within easy walking distance of the town and its range of amenities, this well presented semi-detached home has been tastefully updated by the current owner. Benefiting from an EPC A rating, along with solar panels and an air-source heat pump, the property is exceptionally economical to run — a rare and highly desirable combination for a home of this age. Offering versatile accommodation, three double bedrooms, an open-plan living space and new kitchen, off-road parking, garage, and a rear garden with far-reaching views, this property is ideal for families, or those seeking a well-positioned home in a popular market town.

The accommodation is entered via a welcoming hallway featuring patterned flooring and ample space for coats and shoes. To the front of the property is a bright reception room with a sizeable window and feature fireplace, which has the potential to be reinstated as an open fire. Currently utilised as a fourth bedroom, this versatile room could equally serve as a formal lounge, playroom, or home office. From this room, glazed doors open into the dining area, which can also be accessed via a door in the hallway.

There is an open-plan kitchen and dining/living area. The kitchen is well presented and has been added within the last three years. The kitchen benefits from stylish fitted kitchen units with a worktop and splashback, with a double sink overlooking the rear of the property. There is also a cosy living and dining area, with patio doors that open out onto the courtyard. Beyond the kitchen, there is space for a washing machine, and access to the modern shower room.

On the first floor, the landing leads to three double bedrooms. The principal bedroom enjoys an attractive bay window, allowing natural light to flood the space. Completing the accommodation is a family bathroom fitted with a bath and shower over, wash hand basin, and WC.

Externally, to the front is a garden planted with a variety of shrubs and flowers, while a driveway to the side provides off-road parking and access to the garage. A gated side entrance leads to the rear garden. The rear garden is accessed through the dining area, to the courtyard which offers a great seating area. Steps lead to the first section of the garden where there is a greenhouse, and a further patio area with access to the useful outbuilding. Further steps lead to the top of the garden with lawned areas to either side, where the owner has planted a variety of trees. As you reach the top of the garden there are lovely countryside views overlooking Newcastle Emlyn, and the castle can be seen in the distance. A great spot to enjoy your morning coffee!

Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers a range of amenities including a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure center, several public houses and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.

Auctioneers Comments:

For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

DIRECTIONS

From Cardigan continue on the A484 into Newcastle Emlyn. On entering Newcastle Emlyn continue along the road for approximately 0.5 miles and the property will be found on your right hand side, denoted by our for sale board. What three words - ///fond.chose.mini



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.