

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **Y BWTHYN ADPAR, NEWCASTLE EMLYN**

**ASKING PRICE £215,000**

**TRADITIONALLY BUILT END TERRACED PROPERTY  
WITH COMMANDING VIEWS TO THE FRONT  
SITTING ROOM – KITCHEN - CONSERVATORY  
TWO BEDROOMS – SHOWER ROOM  
DETACHED WORKSHOP  
OFF-ROAD PARKING – GARDEN AREAS**

### **BRIEF DESCRIPTION**

**Y** Bwthyn is a traditionally built, south facing, end terraced property, under a tiled roof, with a later extension. To the front of the property are commanding rural views. To the side of the property is a tarmacadam parking area, with gated access to a concrete path leading to the conservatory with lawned garden area to the side, which is walled making it safe for children & pets. The property benefits from uPVC, double glazed windows, doors and weather goods for ease of maintenance, solar panels, underfloor heating, air sourced heating & integrated smoke alarms. *The viewing of this property is highly recommended.*

### **LOCATION & AMENITIES**

The property is conveniently situated within walking distance of the market town of Newcastle Emlyn, which hosts a good range of facilities & amenities including: Shops, building societies, 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. 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 rounded, brick steps to a half glazed, uPVC door leading into the sitting room.

**SITTING ROOM** 14' 2" x 12' 10". Large window overlooking the front of the property and fine views, with venetian blinds. Ornamental fireplace, with stone chimney breast & slate hearth, currently inset with electric fire. Shelves in alcove to one side of the chimney breast. Television & telephone points. Open beam ceiling. Hardwood flooring. Door through to bedroom two. Opening to hallway.



**HALLWAY** Ceramic tiled floor. Panelled door to shower room. Opening leading to kitchen.

**KITCHEN** 10' 8" x 9' 5". Large window, with venetian blinds, overlooking the front of the property. A pleasant range of wall & base units. Single drainer stainless steel sink unit with monobloc style tap. Ceramic tiled splashbacks. Integrated fridge and freezer. Built in oven. Inset ceramic hob with stainless steel extractor fan above. Plumbing for washing machine. Downlighters. Ceramic tiled floor continues from hallway. Fully glazed door through to the conservatory.

*Photographs Overleaf*



**CONSERVATORY**

14' x 9' 4". Double glazed uPVC windows, with opening top lights & vertical blinds, set upon a block plinth under a polycarbonate roof. Ceramic tiled floor. Fully glazed French doors leading to the garden. Fully glazed door leading to the front of the property.



**BEDROOM 1**

10' 7" x 8' 9" (excl. wardrobe). Window overlooking the side of the property. Large built-in wardrobe behind double doors. Cupboard housing the water tank & controls for underfloor heating, heat pump and solar panels. Television point. Hardwood flooring. Half glazed door to the rear.



**BEDROOM 2** 12' 11" x 8' (excl. wardrobe). Window overlooking the front of the property. Large built-in wardrobe behind double doors. Open beam ceiling. Hardwood flooring continues from sitting room.



**SHOWER ROOM** 7' 10" x 4' 5". Window overlooking the side of the property. Walk in shower. WC. Wash hand basin in vanity unit with mirror & light above. Fully tiled walls. Heated towel rail. Downlighters. Ceramic tiled floor continues from hallway.



**WORKSHOP** 27' 2" x 8' 9". Block built under a square profile roof, with a later extension. Concrete floor. Double doors to the pine end. Side courtesy door.



**EXTERIOR**

To the front of the property are commanding rural views. To the side of the property is a tarmacadam parking area, with gated access to a concrete path leading to the conservatory with lawned garden area to the side, which is walled making it safe for children & pets. Garden shed.



*Photographs Overleaf*



**SERVICES**

Mains Electricity & Water & Drainage. Air Source Heating.

**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 - 6 Garregwen

