

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **CAN Y GWYNT CWM COU**

**OFFERS IN THE REGION OF £360,000**

**DETACHED BUNGALOW OF TIMBER FRAMED CONSTRUCTION  
SITTING ROOM - KITCHEN / DINING ROOM - UTILITY ROOM  
THREE BEDROOMS – FAMILY BATHROOM – EN SUITE  
FRONT & REAR GARDENS - INTEGRAL GARAGE  
AMPLE OFF-ROAD PARKING**

### **BRIEF DESCRIPTION**

**C**an Y Gwynt is a three bedroom 'L-shaped' bungalow, of timber framed construction, under a tiled roof. Access from the road is via a double entrance, onto a chipping driveway accessing the front door & integral garage. To the front of the property is a lawned area with mature trees and a beech hedge to the roadside, providing privacy. The property benefits from wood grain uPVC, double glazed windows, doors and weather goods for ease of maintenance. *The viewing of this conveniently situated property is highly recommended.*

### **LOCATION AND AMENITIES**

The dwelling is situated just above the tranquil hamlet of Cwmcou; set in the delightful Ceri valley, just 2 miles due north of the thriving market town of Newcastle Emlyn, and some 8 miles south of Cardigan. Newcastle Emlyn hosts a good range of local facilities, including: shops, post office, hotel, public houses, a leisure centre, indoor swimming pool, places of worship, primary & a secondary school. 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 ramp accessing a half panelled, half glazed door, with side light & doorbell through to entrance hallway.

### HALLWAY

22' 2" x 7' 5". Airing cupboard with radiator. Laminate flooring. Pine panelled doors leading further into the accommodation. Small paned double doors through to the kitchen.



### KITCHEN/ DINER

21' 6" x 11' 11". Double aspect windows overlooking the front & rear of the property. Pleasant range of wall and base units. Integrated range with light & stainless-steel extractor fan above. 1 1/2 bowl, single drainer, sink unit with monobloc style tap. Built in dishwasher. Tiled splashbacks. Television point. Double thermostatically controlled radiator. Ceramic tiled floor. Small paned glazed door leading to the utility room. Dining area – Downlighters Spotlights.



## UTILITY ROOM

9' 8" x 6' 7". Window overlooking the garden. Single bowl, single drainer stainless sink unit with mixer tap with cupboards underneath. Tiled splashbacks. Plumbing for washing machine. Housing for oil boiler. Ceramic tiled floor continues from the kitchen. Door leading to integral garage. uPVC stable door to the rear.



## SITTING ROOM

17' 8" x 16'. Wood burner set upon a slate hearth. Television point. Double thermostatically controlled radiator. Laminate flooring. Fully glazed French doors with sidelights leading to the rear garden.



**BEDROOM 1/  
STUDY**

11' 11" x 10' 2". Window overlooking the front of the property. Double thermostatically controlled radiator. Carpeted flooring.



**BEDROOM 2**

13' 6" x 12' 9". Window overlooking the front of the property. Double thermostatically controlled radiator. Carpeted flooring. Door leading to en-suite.



**EN-SUITE**

8' 1" x 3' 10". Window overlooking the side of the property. Fully tiled shower cubicle with power shower. Belfast sink in vanity unit with mirror and light above. WC. Half tiled walls. Extractor fan. Thermostatically controlled radiator.



## **BATHROOM**

8' 2" x 7' 10". Window overlooking the side of the property. Corner bath. WC. Belfast sink in vanity unit with cupboards beneath. Fully tiled shower cubicle. Half tiled walls. Double thermostatically controlled radiator.



## **BEDROOM 3**

14' 1" x 12' 8" (incl. doorway). Window overlooking the rear of the property. Double thermostatically controlled radiator. Carpeted flooring.



## **INTEGRAL GARAGE**

16' 11" x 9' 11". Up & over door. Window overlooking the side. Laminate flooring.

## **EXTERIOR**

Access from the road is via a double entrance, onto a chipping driveway accessing the front door & integral garage. To the front of the property is a lawned area with mature trees and a beech hedge to the roadside, providing privacy. To the rear of the property is a large garden, laid to lawn, with garden shed, summer house, pergola & mature trees & shrubs.



**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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Con Y Gwynt

