

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



BLAENGWYN COTTAGE CWM COU

OFFERS IN THE REGION OF £355,000

**TRADITIONALLY STONE BUILT DETACHED HOUSE
WITH A LATER BLOCK BUILT DORMER EXTENSION
FOUR BEDROOMS – LARGE SITTING ROOM
KITCHEN/DINING ROOM – UTILITY AREA
BATHROOM – SHOWER ROOM
LARGE REAR GARDEN - OFF-ROAD PARKING**

BRIEF DESCRIPTION

Blaengwyn Cottage is a four-bedroom, traditionally stone built house, under a newly refurbished tiled roof, with a later block-built dormer extension. Access from the road is via a double entrance, onto a gravelled driveway with ample off-road parking. The property benefits from uPVC double glazed windows & solar panels. *The viewing of this conveniently situated property is highly recommended.* Very large plot of land.

LOCATION AND AMENITIES

The dwelling is situated in 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

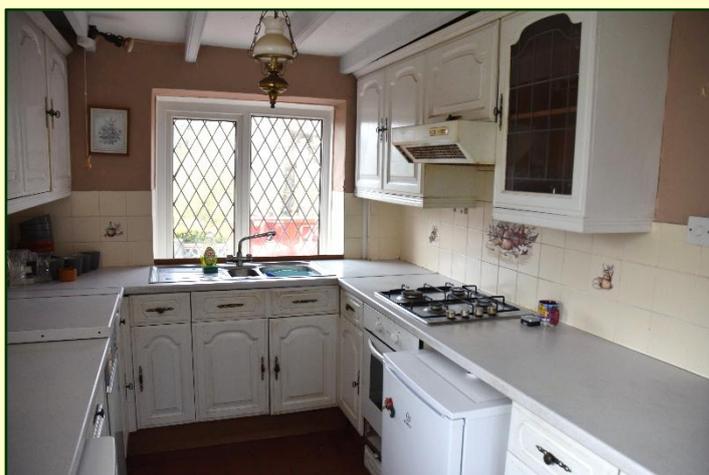
Via enclosed porch, with stable door, through to open plan kitchen/dining via small paned glazed door.

KITCHEN

27' x 13' 11" (max). Windows in kitchen overlooking the rear and side of the property. A range of wall and base units. 1 1/2 bowl, single drainer, sink unit with monobloc style tap. Electric oven. Gas hob with extractor fan above. Tiled splashbacks. Double radiator. Centre light & wall lights. Tiled floor. Open beam ceiling.

DINING

Windows in dining area overlooking the front of the property. Feature, inglenook style fireplace. Two double radiators. Telephone point. Wall lights. Tiled floor. Open beam ceiling. Carpeted staircase to first floor. Door through to sitting room. Fully glazed, external French doors to the rear patio.



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FIRST FLOOR

Carpeted staircase leads to first floor landing. Doors leading to the bedrooms & bathroom.

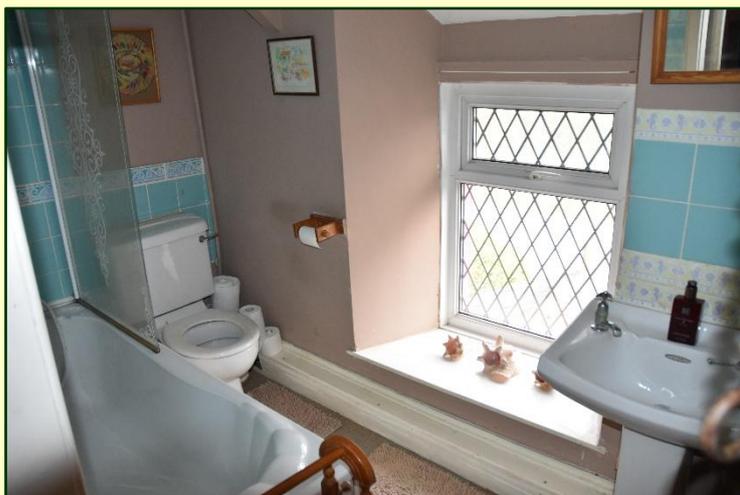
BEDROOM 1

13' 8" x 7' 10". Windows overlooking the front & side of the property. Airing cupboard with shelves & tank. Double radiator. Carpeted flooring.



BATHROOM

8' 3" x 6' 1" (incl. window). Window overlooking the front of the property. Bath with electric shower above & screen. WC. Wash hand basin. Fully tiled walls around bath. Partly tiled walls. Radiator.



BEDROOM 2

14' 6" x 13' 6" (max). Windows overlooking the front & rear of the property. Built in wardrobes. Double radiator. Partly exposed A-frames. Carpeted flooring.



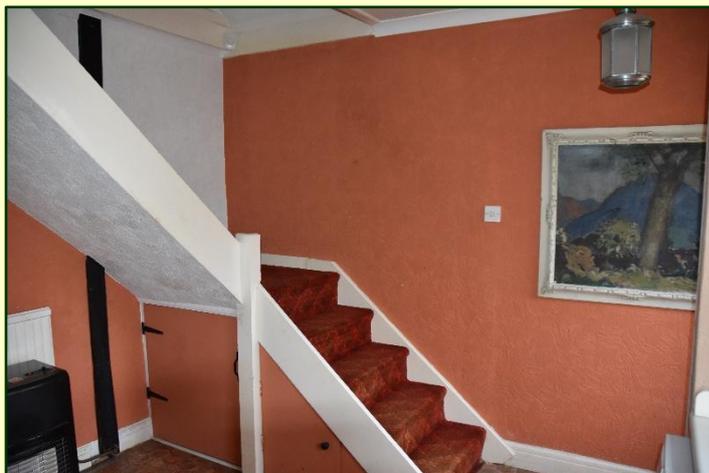
SITTING ROOM

17' 2" x 15' 8". Window overlooking the front & Bay window to the rear of the property. Log burner sitting upon a tiled slate hearth. Telephone point. Built in cupboard. Two double radiators & one single radiator. Dado rail. Wall lights & Centre light. Carpeted flooring. French doors, with leaded lights leading to utility area.



UTILITY AREA

10' 11" x 10' 9". Window overlooking the side of the property. Single bowl, single drainer stainless sink unit with cupboards underneath. Tiled splashbacks behind sink unit & worktop. Plumbing for washing machine. Radiator. Carpeted, open staircase to first floor of the dormer extension. Half glazed, external door leading to the side of the property.



SHOWER ROOM

5' 9" x 5' 8" (max). Window overlooking the front of the property. Fully tiled shower cubicle with electric shower. WC. Wash hand basin. Fully tiled walls. Double radiator.



FIRST FLOOR

Window on the landing overlooking the rear of the property.

BEDROOM 3

9' 2" x 7' 9". Window overlooking the rear of the property & Velux window to the front. Radiator. Carpeted flooring.



BEDROOM 4

13' 11" x 9' 4". Window overlooking the rear of the property & Two Velux windows to the front. Radiator. Carpeted flooring.



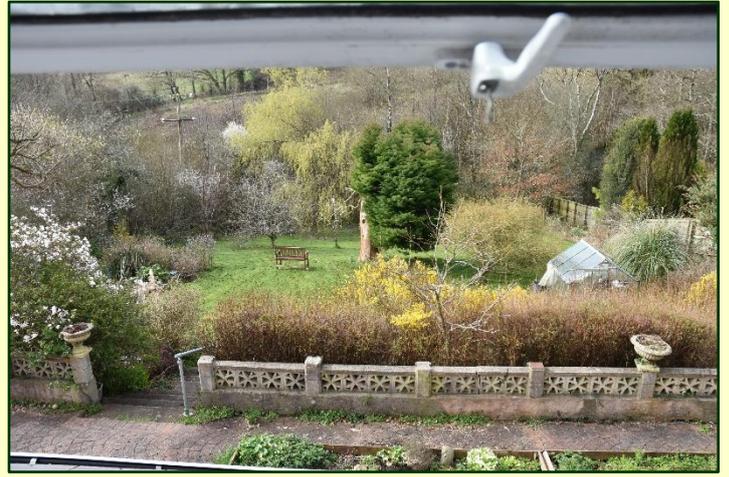
EXTERIOR

Access from the road is via a double entrance, onto a gravelled driveway with ample off-road parking & timber workshop with power and lighting. From the driveway a paved path leads to the front door & there is gated access to the rear. To the rear of the property is a large, terraced, patio area with raised beds & outdoor seating space. Steps lead down to the large lawned garden with mature trees, shrubs, vegetable plot & greenhouse. The property is bounded by mature trees, shrubs & flowers.



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SERVICES

Mains Electricity & Water. Private Drainage. Oil Central Heating. Gas cooker.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		