

Perfect Family Home! Immaculately presented 3 bedroom detached residence located in the sought after residential estate. Adpar, Newcastle Emlyn, West Wales.



Cadwgan, Bryn Deri Close, Adpar, Newcastle Emlyn, Ceredigion. SA38 9NP.

£299,950

R/4724/ID

**** Perfect Family Home! **** A most attractive 3 bedroom (1 en-suite) detached residence ****** Located in the sought after residential site on the edge of the popular market town of Newcastle Emlyn ****** Deceptively spacious accommodation ****** Ample and enclosed rear garden ****** Off-road private parking ****** uPVC double glazing throughout ****** Oil fired central heating with recently installed boiler ****** Elevated views over Newcastle Emlyn and town centre and open countryside ******
Only a 10 minute walk into the town centre ******

Accommodation provides - Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, Integral Garage. First Floor - 3 Bedrooms (1 en-suite), Family Bathroom.

The property is situated in the village of Adpar on the fringes of market town of Newcastle Emlyn on the banks of the river Teifi. Newcastle Emlyn offers a wide range of services and facilities with a range of local shops, cafes, bars, restaurants. As well as a doctors surgery, primary and secondary schools and places of worship. Cardigan Bay coastline is a 20 minute drive to the west with the larger market town of Carmarthen being a 30 minute drive to the east providing a wide range of facilities including a regional hospital, university, access to the M4 and National Rail network.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

Entrance Hall

6' 4" x 18' 1" (1.93m x 5.51m) via a half glazed composite door, stairs raising to first floor, central heating radiator, with door into -



Cloak Room

7' 6" x 3' 0" (2.29m x 0.91m) with modern white suite comprising of a grey vanity unit with inset wash-hand basin, concealed WC, half tiled walls and tiled floor.



Front Lounge

14' 6" x 17' 4" (4.42m x 5.28m) A spacious room with double glazed bay window to front, electric fire place and surround, central heating radiator, 5' double doors leading into -



Dining Room

9' 5" x 11' 9" (2.87m x 3.58m) with central heating radiator, 5' French doors to rear garden, archway leading into -



Kitchen

11' 6" x 11' 8" (3.51m x 3.56m) Contemporary kitchen comprising of fitted base and wall cupboard units with Formica working surfaces above, stainless steel drainer sink, electric oven with 4 ring electric hob above, stainless steel extractor hood. Plumbing for undercounter dishwasher, tiled splash-back, 2 double glazed windows to rear, central heating

radiator, space for tall fridge freezer, ceramic tiled floor with door into -





Utility Room

8' 8" x 6' 0" (2.64m x 1.83m) fitted cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, double glazed window to rear, uPVC glazed external door to rear garden and door leading to -



Integral Garage

19' 3" x 9' 0" (5.87m x 2.74m) with up/over door and housing the recently installed Grant combination oil boiler, access hatch to loft.



First Floor Landing

13' 0" x 14' 0" (3.96m x 4.27m) with access hatch to the loft, central heating radiator, door into airing cupboard.



Family Bathroom

7' 6" x 6' 9" (2.29m x 2.06m) with 3 piece white suite with panelled bath, cold and cold taps with shower head above, pedestal wash-hand basin, dual flush WC, half tiled walls, frosted window.



Front Bedroom 1

10' 7" x 8' 7" (3.23m x 2.62m) with double glazed window to front, central heating radiator.



Rear Principal Bedroom 2

13' 2" x 10' 3" (4.01m x 3.12m) with double glazed window to rear, built in mirrored wardrobes, central heating radiator, TV point, door leading into -



En-suite

3' 6" x 12' 6" (1.07m x 3.81m) with modern white suite comprising of enclosed shower unit with mains shower above, vanity unit with wash-hand basin, concealed WC, heated, towel rail, half tiled floor, extractor fan.



Front Double Bedroom 3

12' 4" x 10' 6" (3.76m x 3.20m) with double glazed window to front, fitted wardrobes, central heating radiator.





EXTERNALLY

To the front -

The property is approached via the estate road onto a private tarmac parking area with space for 2-3 cars, front forecourt laid to lawn. Pathways to both sides which lead -



To the rear

A most pleasant south facing rear garden mostly laid to lawn with patio area laid to slabs and 6' fencing making the area fully enclosed.





Council Tax Band : E (Ceredigion County Council)

Tenure : Freehold

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

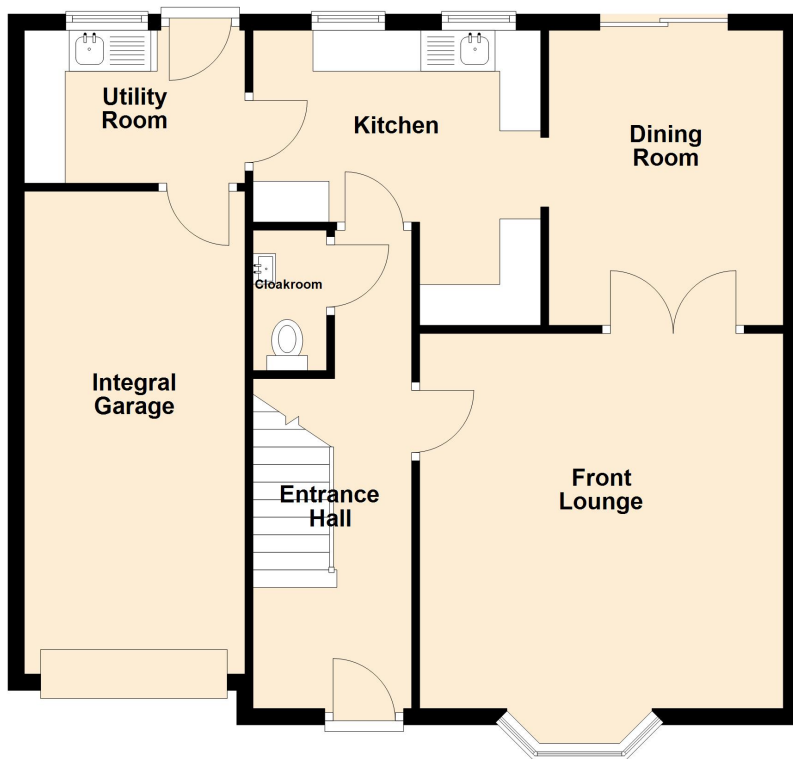
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

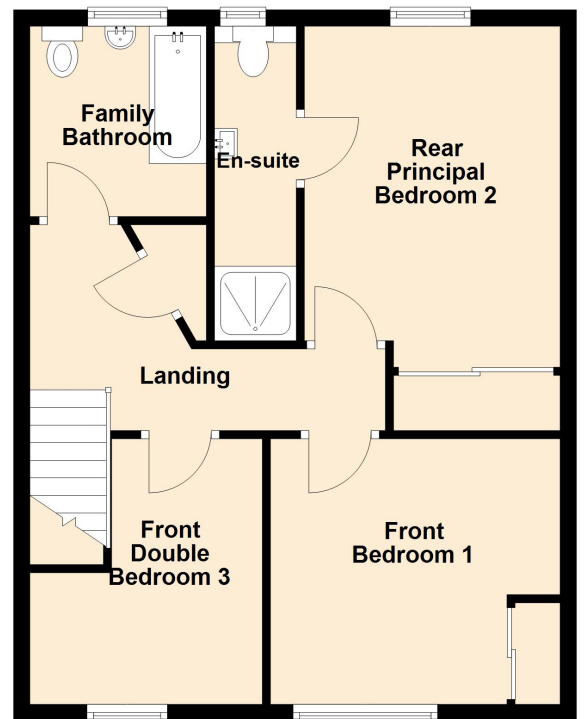
Services

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

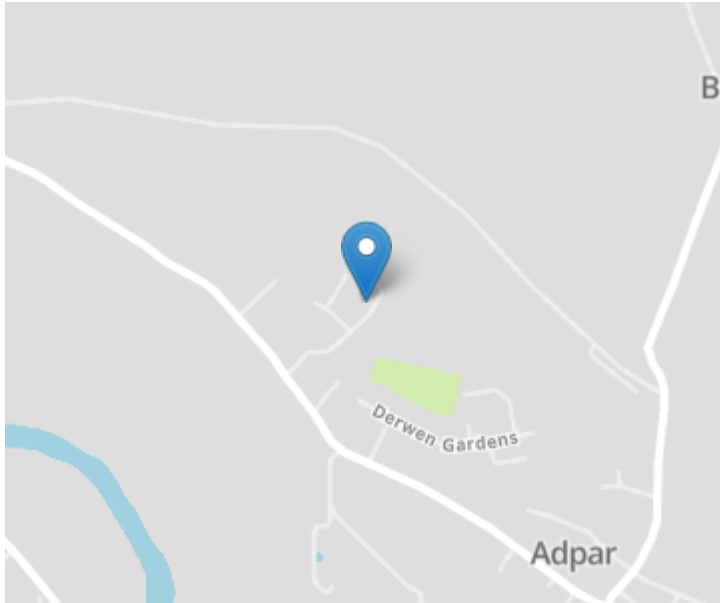
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Newcastle Emlyn town centre, head north along the A475 over the river bridge, bearing left and at the mini roundabout take the first left hand turning signposted Aberporth/Cardigan onto the B4333 road. Continue along this road for approximately half a mile passing Derwen Gardens on the right hand side and Brynderi will be on the right hand side. Continue into the estate, bearing right and continuing up the hill. The property can be found on the left hand side as identified by the agents 'for sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS