

*Spacious 4 bedroom family home with views over the Teifi Valley. Newcastle Emlyn. West Wales.*



**Rhosyn Ddraig Newcastle Emlyn, Carmarthenshire. SA38 9RD.**

**£395,000**

**R/4111/RD**

**\*\* Spacious 4 bedroom detached dwelling \*\* Overlooking the Teifi Valley \*\* Set in spacious plot \*\* South facing garden \*\* Good standard of living accommodation \*\* Sought after location on the edge of this popular market town \*\* Off-road parking and private garage \*\* A great 4 bed family home that must be viewed to be appreciated \*\***

The property is situated on the edge of the market town of Newcastle Emlyn with its primary and secondary schools, leisure centre, mini-supermarkets, traditional high street offerings and doctors surgery. The Cardigan Bay coastline at Cardigan is within 20 minutes drive of the property offering a good level of local cafes, bars, restaurants, industrial estate, employment opportunities and access to the nearby Pembrokeshire Coast National Park.



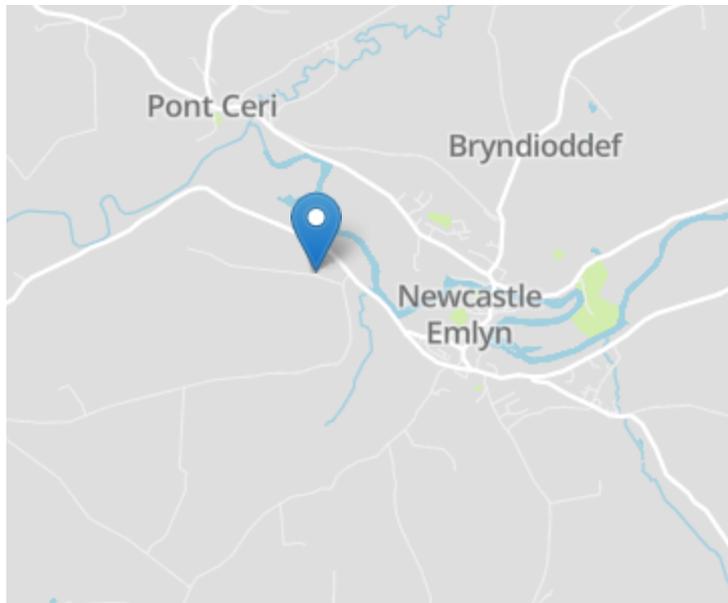
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**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



## ACCOMMODATION

### Entrance Hallway



13' 4" x 9' 4" (4.06m x 2.84m) accessed via glass panel uPVC door, understairs cupboard, multiple sockets.

### Lounge



19' 4" x 11' 8" (5.89m x 3.56m) good sized family living room with feature gas fire with timber surround, window to front and patio doors to rear garden and patio area with countryside views, multiple sockets, radiator, TV point, double glass doors into:

## Dining Room



13' 7" x 9' 9" (4.14m x 2.97m) (also accessible from the entrance hallway) with space for 6+ persons dining table, oak effect flooring, multiple sockets, door into:

## Sun Room



9' 6" x 9' 4" (2.90m x 2.84m) with uPVC windows to all sides overlooking garden and enjoying countryside views, side external door, oak flooring, tongue and groove panelling to ceiling.

## Kitchen

10' 3" x 13' 7" (3.12m x 4.14m) open plan from the dining area with oak effect base and wall units, Stoves gas and electric cooking range, 1½ stainless steel sink and drainer with mixer tap, fitted Russell Hobbs microwave, Formica worktop, oak effect flooring, spotlights to ceiling, tiled splashback, window overlooking front garden, space for freestanding fridge/freezer.



### Utility Room



6' 4" x 6' 5" (1.93m x 1.96m) with plumbing for washing machine, connecting door to entrance hallway, external door to garden, tiled flooring, fitted storage cupboards.

### Shower Room



4' 6" x 7' 5" (1.37m x 2.26m) with walk-in shower, WC, Belfast sink and vanity unit, ½ tiled walls, tiled flooring, side window.

### Integral Garage

17' 8" x 11' 6" (5.38m x 3.51m) with connecting door from utility room and boasting an electric up and over door, housing Worcester oil boiler, multiple sockets, side window.

### Study/Play Room/Potential Bedroom



8' 1" x 7' 1" (2.46m x 2.16m) with a range of fitted shelving and desk, side windows, laminate flooring, multiple sockets, wi-fi point.

## FIRST FLOOR

### Landing

9' 1" x 16' 4" (2.77m x 4.98m) with window to front, multiple sockets.



### Front Bedroom 1

8' 3" x 9' 2" (2.51m x 2.79m) double bedroom currently with single bed, window to front, multiple sockets, radiator, TV point.



### Rear Bedroom 2

9' 8" x 11' 6" (2.95m x 3.51m) double bedroom, picture window with views over the garden and adjoining countryside, multiple sockets, radiator, TV point.



### Bathroom



9' 7" x 10' 8" (2.92m x 3.25m) a luxurious white suite including feature roll top Victorian style bath with WC, his and hers single wash hand basins, heating towel rail, fitted cupboards, tiled flooring, rear window.

### Master Bedroom

10' 3" x 13' 4" (3.12m x 4.06m) double bedroom, window to front with countryside views, multiple sockets, radiator, fitted pine wardrobes and side drawers.





### En-Suite

5' 2" x 10' 7" (1.57m x 3.23m) with 1200mm walk-in shower with waterfall head, WC, single wash hand basin, side window, heated towel rail, ½ tiled walls.



### Front Bedroom 4



double bedroom, window to front with countryside views, multiple sockets, radiator, BT point, exposed beams to ceiling, fitted wardrobes, access to storage area (above the garage area) with en-suite or dressing room potential.

### EXTERNAL

## To Front



The property is approached from the adjoining lane into an enclosed forecourt area with brick paviour finishing with space for 3+ vehicles to park and providing access to the garage and footpath access around to:

## Rear Garden Area

Predominantly laid to lawn but enjoying an extended patio area from the lounge area and sun room enjoying all day sunshine and fantastic views over towards Newcastle Emlyn and the adjoining countryside.

There are also steps leading down to the lower estate providing easier access towards Newcastle Emlyn town centre.





## **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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

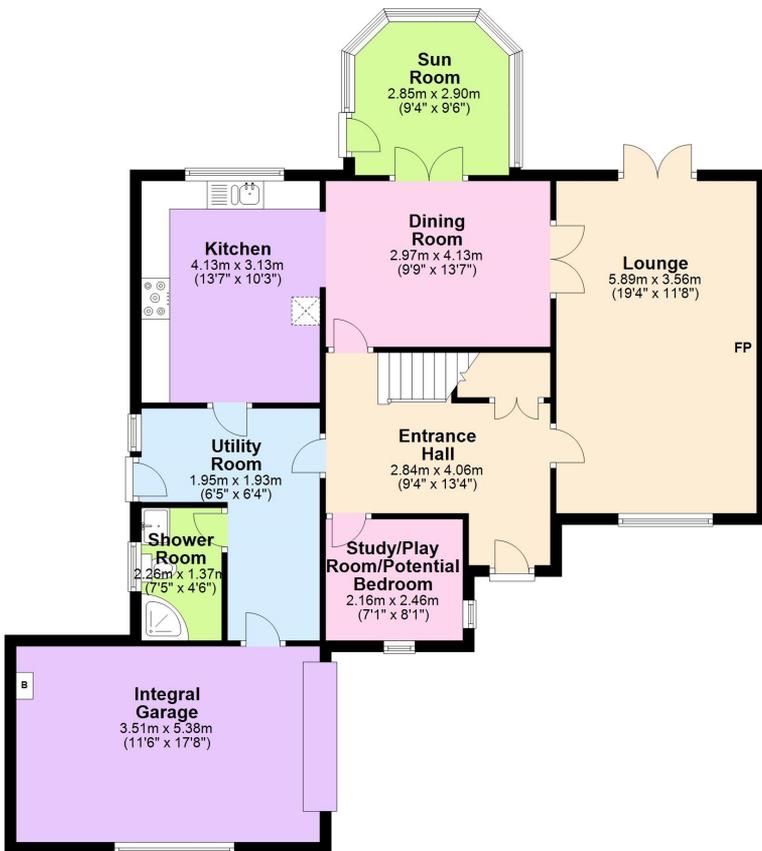
We are advised the property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band - F

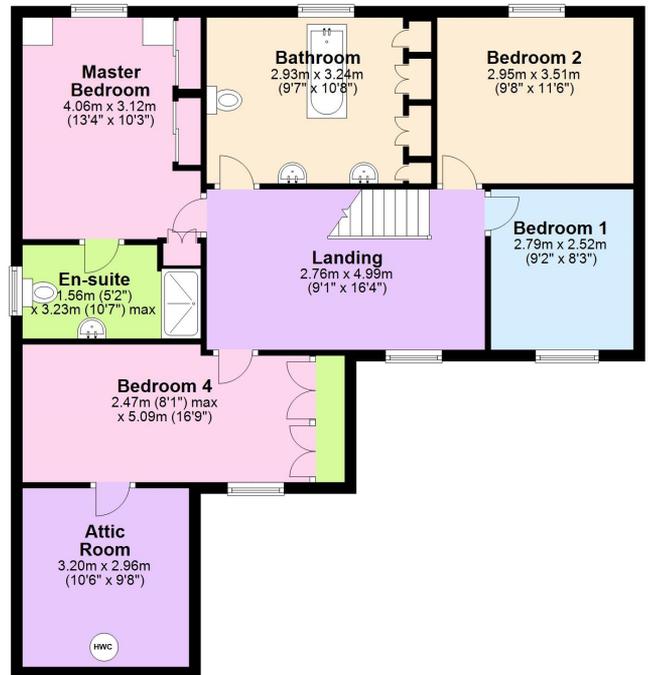
**Ground Floor**

Approx. 101.4 sq. metres (1091.6 sq. feet)



**First Floor**

Approx. 87.6 sq. metres (943.4 sq. feet)



Total area: approx. 189.1 sq. metres (2035.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Rhosyn Ddraig, NEWCASTLE EMLYN**

### Directions

From Newcastle Emlyn head west towards Cenarth. On leaving the village you will approach a cluster of dwellings and take the 2nd left hand turning adjoining the church, travel along this road for approximately 100 yards taking the right hand exit onto Heol Gelli Gatti, continue towards the end of this row of houses and the property is located being the penultimate house on the right hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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



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