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**RICS**



Since 1989

*Most attractive and substantial Detached Residence. Sought After locality. Overlooking the Teifi Valley on the fringes of the Market town of Newcastle Emlyn - West Wales.*



**Awelfryn, Adpar, Newcastle Emlyn, Ceredigion. SA38 9NT.**

**Ref R/2829/DD**

**£359,000**

**\*\*A most appealing nicely positioned detached residence\*\*Space in abundance ! \*\*3 Beds(En Suite)\*\*Designed with emphasis on well proportioned rooms\*\*Slightly elevated with a nice aspect over the Teifi Valley\*\*Detached Garage\*\*Spacious with easily maintained grounds\*\***

The Accommodation benefits full central heating and double glazing and provides - Covered Front Entrance, Rec Hall, Kitchen/Dining Room, Living Room, Utility Room, Downstairs Cloak Room and toilet. To the First Floor - 3 Double Sized Bedrooms - one with En Suite Shower Room and toilet. Main Bathroom and w.c.

Located at the end of a select private cul de sac development at Adpar on the fringes of the Market town of Newcastle Emlyn and the Teifi Valley. The town offers an excellent range of local amenities including local and national retailers, cafes, bars, restaurants, playing fields, schooling facilities, various employment opportunities, doctors surgery etc. A 15 minute drive from the Cardigan Bay coast with its several sandy beaches and only half an hours drive from Carmarthen and the link road to the M4 motorway.

## GROUND FLOOR

### Covered Front Entrance.

Hardwood effect upvc double glazed entrance door with matching side glazed panel leads to -

### Reception Hall

24' 2" x 6' 4" (7.37m x 1.93m) with laminate flooring, central heating radiator. Leads through to -



### Rear Hallway

Which has a tiled floor and rear exterior door.



### Kitchen/Dining Room

24' 1" x 14' 7" (7.34m x 4.45m) overall with laminate flooring to dining area with front aspect window, the kitchen area has A ceramic tiled floor and a fitted modern range of base and wall cupboard units with Formica working surfaces, skirting neon lighting and under unit lighting, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated 'Caple' stainless steel oven and microwave (never used) as well as ceramic hob and stainless steel cooker hood, 'Caple' fridge freezer and 'Neff' dishwasher, part tiled walls. Rear aspect window, ceiling down lighters. Central heating radiator.





### Front Living Room

23' 2" x 15' 3" (7.06m x 4.65m) with laminate flooring, front aspect window, an ornamental fireplace with inset coal effect electric fire. 2 central heating radiators. Wired for wall lights, ornate coving to ceiling.



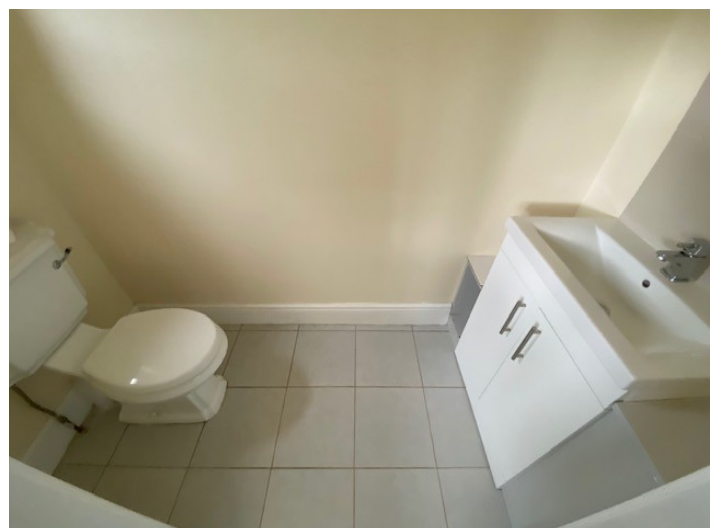
### Utility Room

11' 5" x 7' 2" (3.48m x 2.18m) tiled floor, fitted base cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, a Grant oil fired central heating combi boiler, rear aspect window.



### Cloak Room off

With tiled floor. A White suite provides a low level flush toilet, vanity unit with inset wash hand basin with cupboard beneath.



## FIRST FLOOR

### Central Galleried Landing

17' 3" x 6' 4" (5.26m x 1.93m) Approached via staircase from the Reception Hall. Access to Loft. Central Heating radiator. Rear aspect window with views over open fields.



### Front Double Bedroom 1

15' 8" x 14' 9" (4.78m x 4.50m) with front aspect window with lovely views.



### En Suite Shower Room

6' 4" x 6' 4" (1.93m x 1.93m) with tiled floor, a white suite provides a corner shower cubicle with dual shower head and curved doors, vanity unit with inset wash hand basin, mirror with light and shaver point over, tiled walls.



### Front Double Bedroom 2

15' 2" x 10' 7" (4.62m x 3.23m) with central heating radiator. Front aspect window with views over the roof tops to the Teifi Valley.



### Main Bathroom

14' 7" x 7' 9" (4.45m x 2.36m) spacious and with an impressive white suite provides a double ended free standing bath with centrally positioned taps, low level flush toilet, vanity unit with inset wash hand basin, mirror and light over, large shower cubicle, heated towel rail, central heating radiator, opaque window to rear.



### Rear Double Bedroom 3

15' 3" x 13' 0" (4.65m x 3.96m) with central heating radiator, rear aspect window with views over open fields.



### EXTERNALLY

#### The Grounds

The property is contained within walled grounds. Provides a large lawned forecourt area. Side gravelled drive with turning and parking space for several vehicles. Leads to a -





### Detached Garage

23' 0" x 12' 3" (7.01m x 3.73m) with up and over door and side door.

Further lawned gardens at side and rear.

### Services

Mains electric and water. Private drainage. Oil-fired central heating.

### Directions

At the town of Newcastle Emlyn travelling north through the town centre. After you cross the river bridge turn left on mini roundabout then 1st left onto the B4333 Aberporth road. This will take you into the village of Adpar. Follow the course of the road and when you get to the entrance to Brynderi Close this will then be the next entrance on the right hand side. A new tarmac road will lead you into the cul de sac and this property is located at the far end.

