

*A Pleasant, 2 bedroom semi-detached bungalow. Located in the picturesque village of Cenarth, Nr Newcastle Emlyn.*



12 Heol Gelli, Cenarth, Newcastle Emlyn, Carmarthenshire. SA38 9JL.

**£185,000**

**R/3867/ID**

**\*\* Attention First Time Buyers/Investors \*\* Delightful 2 bedroom semi-detached bungalow with generous rear garden \*\* Located in the picturesque village of Cenarth \*\* Walking distance to all village amenities \*\* Lovely countryside views to the rear of the bungalow \*\* Oil Fired Central Heating \*\* Partial Double glazing \*\* Quiet cul-de-sac location \*\* Walking distance to the Cenarth falls, petrol station / village store, pobs and the bus stop \*\***

Property comprises of - Entrance hall, 2 bedrooms, lounge, bathroom, kitchen/dining room.

The property is situated within the picturesque rural village community of Cenarth which lays on the banks of the River Teifi, famous for its waterfalls, coracles and good fishing. Lying between the market towns of Newcastle Emlyn and Cardigan and only 15 minute drive from the Cardigan Bay Welsh Heritage Coastline with its several popular sandy beaches.



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### Entrance Hall

14' 2" x 2' 9" (4.32m x 0.84m) via a uPVC half glazed door, central heating radiator, access hatch to loft and door into airing cupboard.



### Double Bedroom 1

10' 4" x 12' 0" (3.15m x 3.66m) with double glazed window to front, central heating radiator.



### Kitchen/Dining Room

10' 0" x 10' 0" (3.05m x 3.05m) with a range of base and wall cupboard units, Formica work surfaces above, stainless single drainer sink, space for electric cooker, space for automatic washing machine, tiled splashback and tiled flooring, central heating radiator, double glazed window to rear and half glazed exterior door.





### Bathroom

6' 3" x 6' 6" (1.91m x 1.98m) comprising of a panelled bath with Galaxy electric shower above, pedestal wash-hand basin, low level flush WC, tiled flooring, central heating radiator and frosted window to rear.



### Rear Lounge

13' 5" x 12' 0" (4.09m x 3.66m) with oil fired stove, with back boiler for domestic hot water, central heating radiator and large double glazed window overlooking rear garden.



### Front Bedroom 2

10' 3" x 7' 0" (3.12m x 2.13m) with double glazed window to front, central heating radiator and built in cupboard.



## EXTERNAL

### To the Front -

Is a spacious lawned forecourt with many mature trees and shrubs with pathway to front door.



### To the Rear -

Is a pleasant south facing rear garden mostly laid to lawn with some shrubs and hedgerows. Lovely views over open countryside. Exterior store shed.





## Services

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

Tenure : Freehold

Council Tax Band : B (Carmarthenshire Council)



### Directions

From Newcastle Emlyn towards Cardigan you will come to the village of Cenarth. On entering the village you will see a public house on the left hand side and a shop directly in front of you. Do not cross the bridge. Between the public house and the shop there is a turning on the left for the B4332 road. Take this road and follow for approximately 250 yards and on your left hand side you will see the entrance to Heol Gelli. Turn onto Heol Gelli and the property will be directly in front of you identified by the Agents 'For Sale' board.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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 property please contact :

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