

Recently renovated 3-4 bed terraced cottage with large rear garden. Popular Market town of Newcastle Emlyn, Carmarthenshire.



Cavendish House, Ebenezer Street, Newcastle Emlyn, Carmarthenshire. SA38 9BN

£199,950

Ref R/4452/ID

****Attractive 3-4 bed terraced cottage**** Located in the heart of the popular Market town of Newcastle Emlyn ****Generous rear garden**** Recently renovated to a good standard ****Solar panels and electric heating system**** Level walk into the town centre ****Double Glazing throughout**** Perfect first time property / investment ******

The property comprises of - Front lounge, downstairs bedroom/2nd reception room, dining area, shower room, kitchen.
First Floor - 3 bedrooms and bathroom.

The property is situated on the fringes of Newcastle Emlyn town centre being positioned on Ebenezer Street. Newcastle Emlyn offers traditional high street offerings, primary and secondary schools, doctors surgery, places of worship, excellent leisure facilities and is positioned along the Afon Teifi providing an attractive setting being some 20 minutes from the Cardigan Bay coastline



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GROUND FLOOR

Front Lounge

15' 1" x 12' 6" (4.60m x 3.81m) via half glazed composite door into a spacious lounge with large double glazed former shop window to front, pine herringbone flooring, TV point, high retention electric heater. Door into -



Downstairs Bedroom 1 (2nd Reception Room)

12' 9" x 8' 5" (3.89m x 2.57m) with double glazed window to front, ornate fireplace and surround, laminate flooring, electric wall panel.



Dining Area

13' 2" x 8' 5" (4.01m x 2.57m) with laminate flooring, stairs rising to first floor and understairs storage cupboard.





Downstairs Shower Room

7' 4" x 5' 5" (2.24m x 1.65m) a modern white suite comprising of a walk in shower unit with Triton electric shower above, vanity unit with inset wash hand basin, concealed WC, stainless steel heated towel rail, tiled flooring, illuminated mirror.



Kitchen

14' 4" x 10' 5" (4.37m x 3.17m) a lovely light room with a modern fitted handleless kitchen comprising of gloss white base and wall cupboard units with laminate working surfaces above, electric oven and integrated microwave, 5 ring induction hob with modern extractor hood above, inset single drainer sink with mixer tap, integrated dishwasher, large velux to roof brining in an abundance of natural light, glazed double doors to rear garden and tiled flooring.



FIRST FLOOR

Central Landing

6' 5" x 15' 0" (1.96m x 4.57m) max with exposed floor boards, high retention electric heater, door into -

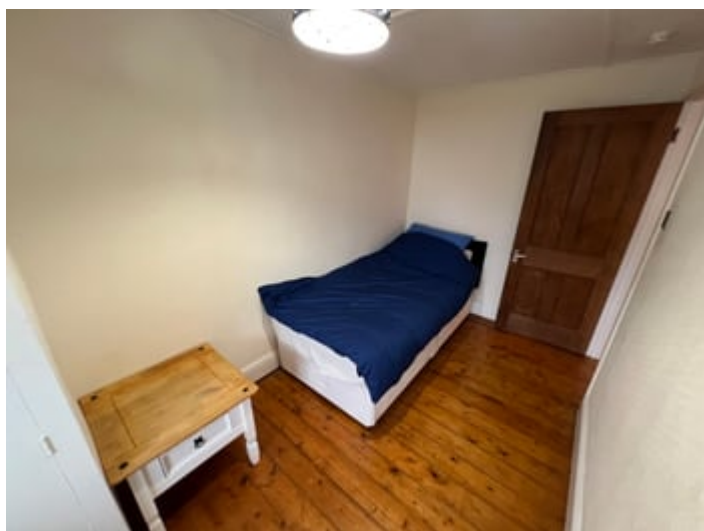
Bathroom

8' 8" x 5' 7" (2.64m x 1.70m) a modern white suite comprising of panelled bath with shower head above, grey vanity unit with inset wash hand basin, concealed WC, PVC lined boards, extractor fan, frosted window to rear.



Rear Bedroom 1

14' 2" x 7' 0" (4.32m x 2.13m) with double glazed window to rear, electric heater, cupboard housing hot water tank.



Front Double Bedroom 2

9' 0" x 13' 5" (2.74m x 4.09m) with double glazed window to front, exposed floor boards, victorian era fireplace with tiled hearth and alcoves to both sides.





Front Double Bedroom 3

12' 7" x 12' 0" (3.84m x 3.66m) with double glazed window to front, exposed timber floor boards, electric heater, cast iron fireplace with tiled hearth, fitted cupboard.



EXTERNALLY

To the Rear

A generous rear lawned garden area mostly laid to lawn with mature apple trees and pathway to side being fully enclosed.





TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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

The property benefits from mains water, electricity and drainage. Electric heating system and Solar panels.

Council Tax Band - C (Carmarthenshire County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

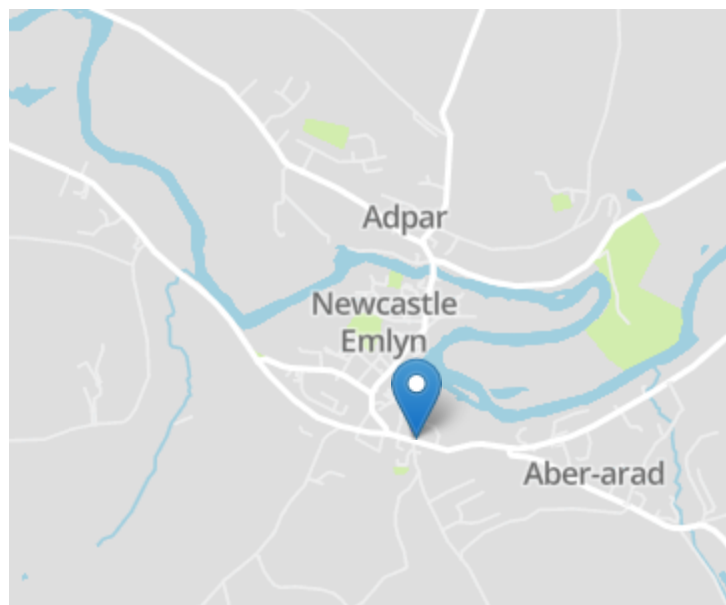
Any risk of coastal erosion? No

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 proceed south on the A484 Carmarthen road. You will see proceed through Ebenezer Street and the property can be found on the left hand side as identified by the agents for sale board (before the chapel).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(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 :

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