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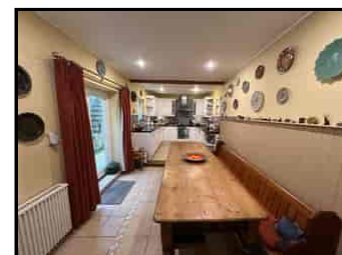


**RICS**



Since 1989

*A deceptively spacious 3-4 Bed Mid Terraced property with many character features. Private Parking. Adpar - Newcastle Emlyn.*



**Myrddin House, Lloyds Terrace, Adpar, Newcastle Emlyn, Ceredigion. SA38 9NS.**

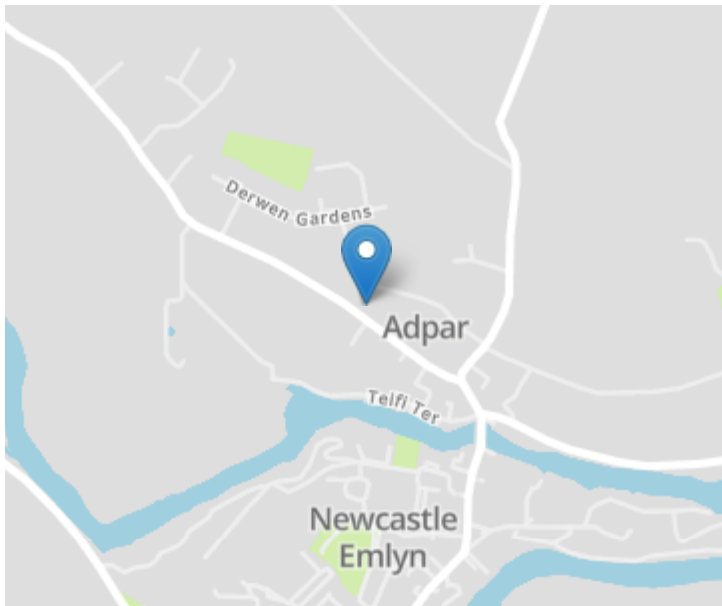
**Ref R/3841/ID**

**£229,950**

**\*\*A deceptively spacious 3-4 Bed Terraced Property\*\*** Located on the edge of Newcastle Emlyn town **\*\*With a wealth of character features throughout\*\*** A generous rear garden with private parking for 2 vehicles **\*\*Sash double glazed windows throughout\*\*** Electric Fischer central heating **\*\*A nicely proportioned family home\*\*** Views over the Teifi Valley **\*\***

The property comprises of Front Vestibule, Ent Hall, Front Sitting Room, Rear Kitchen/Breakfast Room. First Floor - 3 Double Bedrooms, 1 Single Bedroom, Shower Room and Separate W.C.

The property is situated in the village of Adpar, being on the fringes of the Market town of Newcastle Emlyn with a wealth of traditional High Street offerings, primary and secondary schools, excellent Leisure facilities, cafes, bars and restaurants. Excellent public transport connectivity. The property is situated opposite the doctor's surgery (Meddygfa Emlyn).



## GROUND FLOOR

### Front Vestibule

3' 4" x 6' 8" (1.02m x 2.03m) via composite door with engraved 'Myrddin' lightwell above, half tiled walls, quarry tiled flooring, half glazed hardwood door into -



### Entrance Hall

17' 8" x 6' 4" (5.38m x 1.93m) with stairs to first floor, electric radiator, picture rail, laminate flooring, understair cupboard.



### Front Sitting Room

22' 7" x 10' 8" (6.88m x 3.25m) into alcove, 2 open fireplaces, one with log burning stove on a slate hearth, laminate flooring, double glazed sash window to front and rear, electric radiator, picture rail, alcove cupboards.







### Kitchen/Breakfast Room

25' 4" x 9' 4" (7.72m x 2.84m) a spacious open plan room with a range of base and wall cupboard unit with Formica working surface above, Bosch electric oven, 4 ring ceramic hob above, stainless steel extractor hood, circular stainless steel drainer sink, integrated dishwasher, integrated Hotpoint washing machine, Integrated fridge and freezer, tiled splash back, tiled flooring, 2 double glazed windows to side, glazed patio door to rear patio, split level dining space with tongue and groove panelling, room for large dining table, spot lights to ceiling, exposed beam, electric radiator.







## FIRST FLOOR

### Split Level Landing

With access hatch to Loft.



### Front Double Bedroom 1

13' 0" x 8' 6" (3.96m x 2.59m) with double glazed sash window to front, feature character fireplace and surround, picture rail.



### Front Single Bedroom 2

7' 5" x 8' 8" (2.26m x 2.64m) sash window to front, picture rail.

### Double Bedroom 3

10' 7" x 9' 9" (3.23m x 2.97m) with double glazed sash window to rear, character fireplace.







#### Rear Master Bedroom 4

9' 7" x 15' 1" (2.92m x 4.60m) with a range of fitted wardrobes, glazed double doors to rear garden, electric radiator, picture rail.

#### Modern Shower Room

6' 7" x 7' 2" (2.01m x 2.18m) with raised walk in shower unit with mains shower above, pedestal wash hand basin, cupboard unit housing hot water tank, tiled flooring, tiled walls, stainless steel heated towel rail, spot lights to ceiling, window to side.



#### Separate W.C.

3' 0" x 6' 3" (0.91m x 1.91m) with low level flush w.c. pedestal wash hand basin, tiled flooring, window to side, heated towel rail.



#### EXTERNALLY

##### To the Rear

A gently sloping rear garden with many mature shrubs, trees and flowers, slate steps area leading to a stone built garden Store Shed.



Private parking with space for 2+ cars.

Lower garden area providing a Cedarwood Log Store.







**To the Front**

Is a gravelled forecourt with galvanised metal rails with on street parking.



**TENURE**

The property is of Freehold Tenure.

**Services**

We are advised that the property benefits from Mains Water, Electricity and Drainage. Electric Fischer heating.

Council Tax Band D.

**Directions**

From Newcastle Emlyn town centre, head North on the A475 over the bridge, bearing left sign posted Aberporth. Take the immediate left hand turning onto Lloyds Terrace. Proceed for approximately 150 yards and the property is located on the right hand side as 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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 