

Regulated by:



Since 1989

*Outstanding 4 Bedroom Detached Dwelling. Sought after development. Near Newcastle Emlyn.
West Wales.*



Pentir (Plot 6), Caerberllan, Newcastle Emlyn, Ceredigion. SA38 9NP.

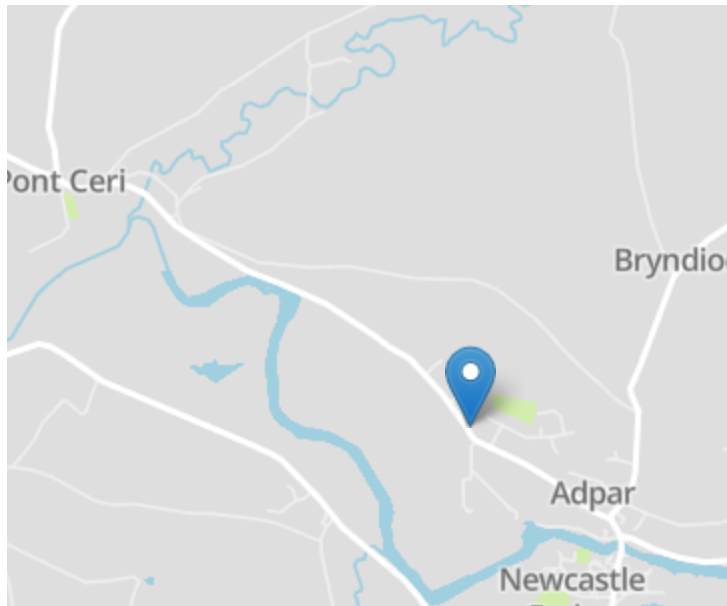
R/3167/RD

£445,000

**** Outstanding 4 Bedroom detached dwelling ** Recently completed ** Inspired by local interior designer ** Luxurious Kitchens and Bathrooms ** High quality fixtures and fittings throughout ** Custom made features ** No expense spared
** Private parking ** Enclosed rear amenity area ** Garden house ** Countryside views ** Walking distance to village centre ** Completed by renowned local developer ****

****IMMACULATELY PRESENTED MODERN FAMILY HOME ****

The property is situated within the Caerberllan development on the fringes of Adpar and Newcastle Emlyn town centre. The village of Adpar offers a doctors surgery and is within walking distance of the market town of Newcastle Emlyn with its excellent range of local retailers, cafes, bars, restaurants, hotels, good level of leisure facilities, primary and secondary schools, mini supermarkets and good public transport connectivity. The property is some 20 minutes drive from the Cardigan Bay coastline and the sandy beaches of Aberporth, Tresaith and Mwnt. The larger town of Carmarthen is some 30 minutes drive of the property with access to the M4 and Network Rail connections.



into:



General

Immaculately presented modern family home. Outstanding level of finishing being inspired by a local sought after interior designer.

The property has been completed within the last 12 months by a renowned local developer and is positioned in an elevated plot sitting proudly overlooking the development towards the River Teifi and the adjoining countryside.

Internally, no expense has been spared on quality fixtures and fittings including custom made oak staircase, oak architraves and skirting boards throughout, underfloor heating, luxurious Kitchens and Bathrooms, tastefully decorated, Laura Ashley fitted wardrobes in each Bedroom, rear windows with integrated blinds within the window panes, modern, stand out electric fire within the Lounge.

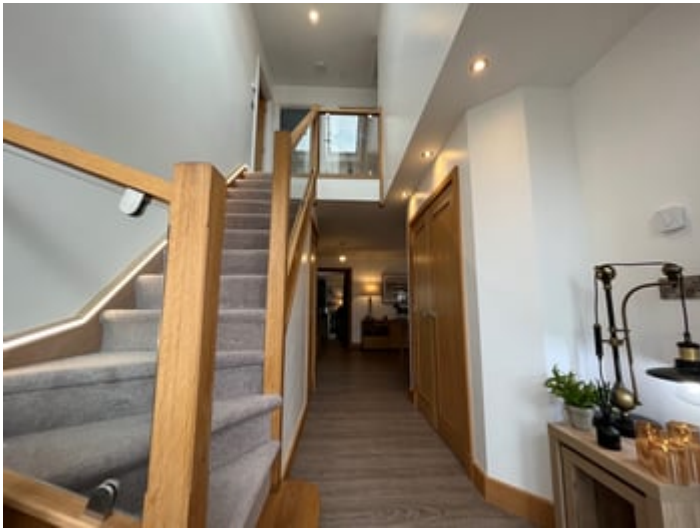
Externally, the property offers private off-road parking with a footpath leading through to the enclosed rear Garden area, with feature Garden/Sun room in the corner useful for a range of purposes including home office, garden room, hot tub or a playroom.

The property benefits from a modern air source heating system providing a highly efficient energy saving dwelling.

Entrance Hallway

11' 5" x 11' 0" (3.48m x 3.35m) accessed via composite door with side glass panels providing a light and inviting entrance to the property, custom made oak staircase, skirting board stairlights and glass panelling, under stairs cupboard and separate storage cupboard, being open plan leading through





Kitchen/Dining/Family area

24' 8" x 22' 3" (7.52m x 6.78m) being 'L' shaped, quality gloss kitchen range with full height cabinets, base and wall units with NEFF double oven, grill/microwave, tilt and turn slider drawers, integrated NEFF induction hobs with NEFF extractor over, fitted NEFF dishwasher, double fridge unit with freezer, double larder cupboards, side breakfast bar with high level seating, deep saucepan cupboards, 1½ sink and drainer with mixer tap, feature Kardeen work surfaces extending through to the breakfast bar, tiled splashback, window to front, spotlights to ceiling, wood effect flooring throughout, space for a large dining table, side window and rear patio doors to Garden with integrated blinds within the window panes.





Lounge

16' 5" x 16' 5" (5.00m x 5.00m) Large spacious and quality family living space, dual aspect windows and patio doors to the Garden area with integrated blinds, feature electric fire with marble effect surround on slate hearth, wood effect flooring, multiple sockets, TV point.





Utility Area

6' 1" x 11' 6" (1.85m x 3.51m) with base and wall units matching the Kitchen with wood effect worktop, sink and drainer, side door to Garden, spotlights to ceiling, washing machine connection point.



Bedroom 1/Study/Playroom

11' 0" x 10' 11" (3.35m x 3.33m) Comfortable Double Bedroom, window to front, multiple sockets, wood effect flooring.



Ground Floor Shower Room

Fully tiled walls and floor with 1200mm length corner shower with side glass panel and waterfall head, flush WC, single wash hand basin set within vanity unit, side window, heated towel rail.



FIRST FLOOR

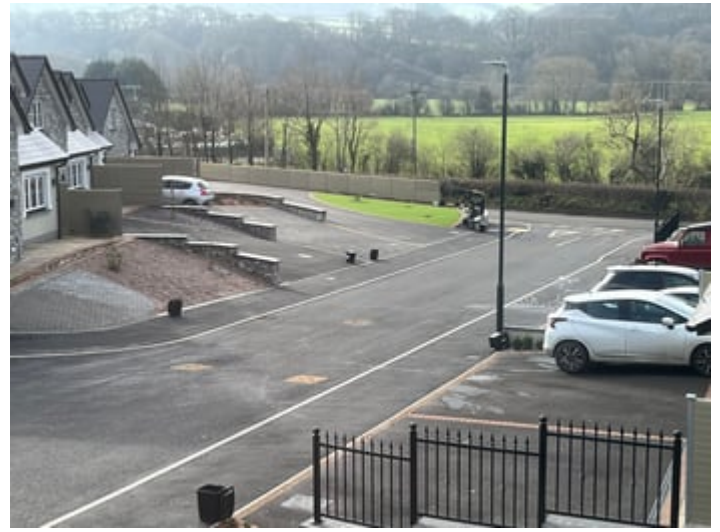
Galleried Landing

with Velux rooflight over allowing excellent natural light into the Hallway area, linen cupboard, radiator.



Master Bedroom

10' 11" x 14' 0" (3.33m x 4.27m) A luxurious Double Bedroom suite with window to front enjoying views over the estate and countryside towards the River Teifi, a range of Laura Ashley fitted wardrobes, multiple sockets, radiator.



En-Suite

6' 4" x 8' 1" (1.93m x 2.46m) with 1600mm wide corner shower unit with side glass panel and waterfall head, dual flush WC, single wash hand basin within vanity unit, Velux rooflight over, fully tiled walls and floor, fully lit pocket shelving within the shower space.



Bathroom

11' 4" x 6' 4" (3.45m x 1.93m) Luxurious Bathroom with feature central roll top bath and fully lit pocket shelving space, 5' wide shower unit with side glass panel with fully lit pocket shelving unit with waterfall head over, Velux rooflight, single wash hand basin on vanity unit, tiled flooring and walls.



Bedroom 3

10' 11" x 9' 10" (3.33m x 3.00m) Double Bedroom with rear window overlooking Garden, multiple sockets, TV point, fitted Laura Ashley cupboards.



Bedroom 4

10' 11" x 9' 10" (3.33m x 3.00m) Double Bedroom with window to front enjoying views towards the River Teifi, Laura Ashley fitted cupboards, multiple sockets, radiator.



Externally

To Front

The property is approached via the adopted estate road into a private parking area with space for 3 vehicles and side footpath leading to:





Rear Garden Area

which is also accessible from the Sitting Room and Dining area into a large patio area finished in Indian sandstone paving, brick edging, side area laid to lawn. The rear wall has feature downlighting which allows the Garden to be usable from dusk onwards.



Garden Room

The Garden Room is a notable feature with large patio doors to front, slate flooring, suitable for a range of uses.




Services

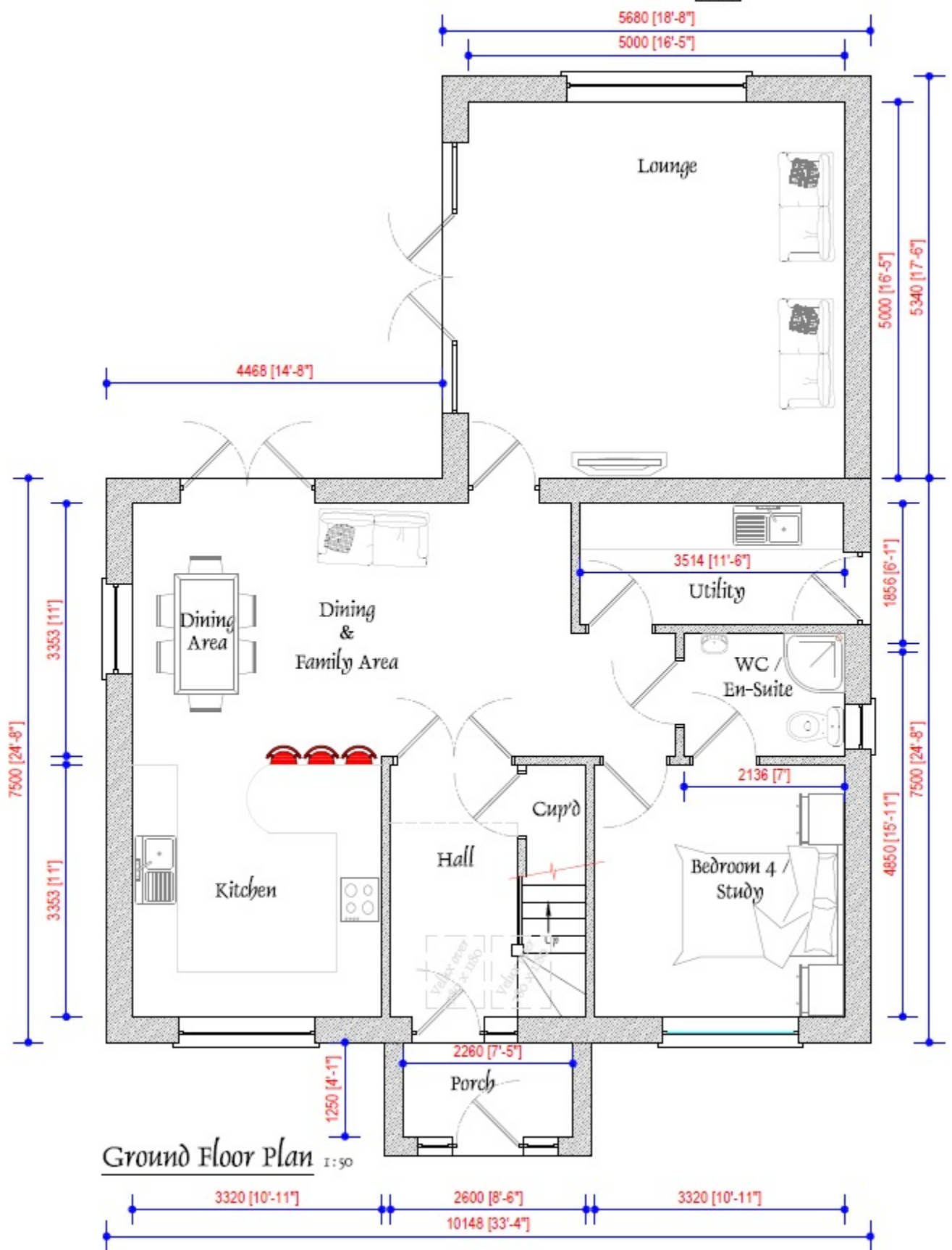
The property benefits from mains water, electricity and drainage. Air source heating.

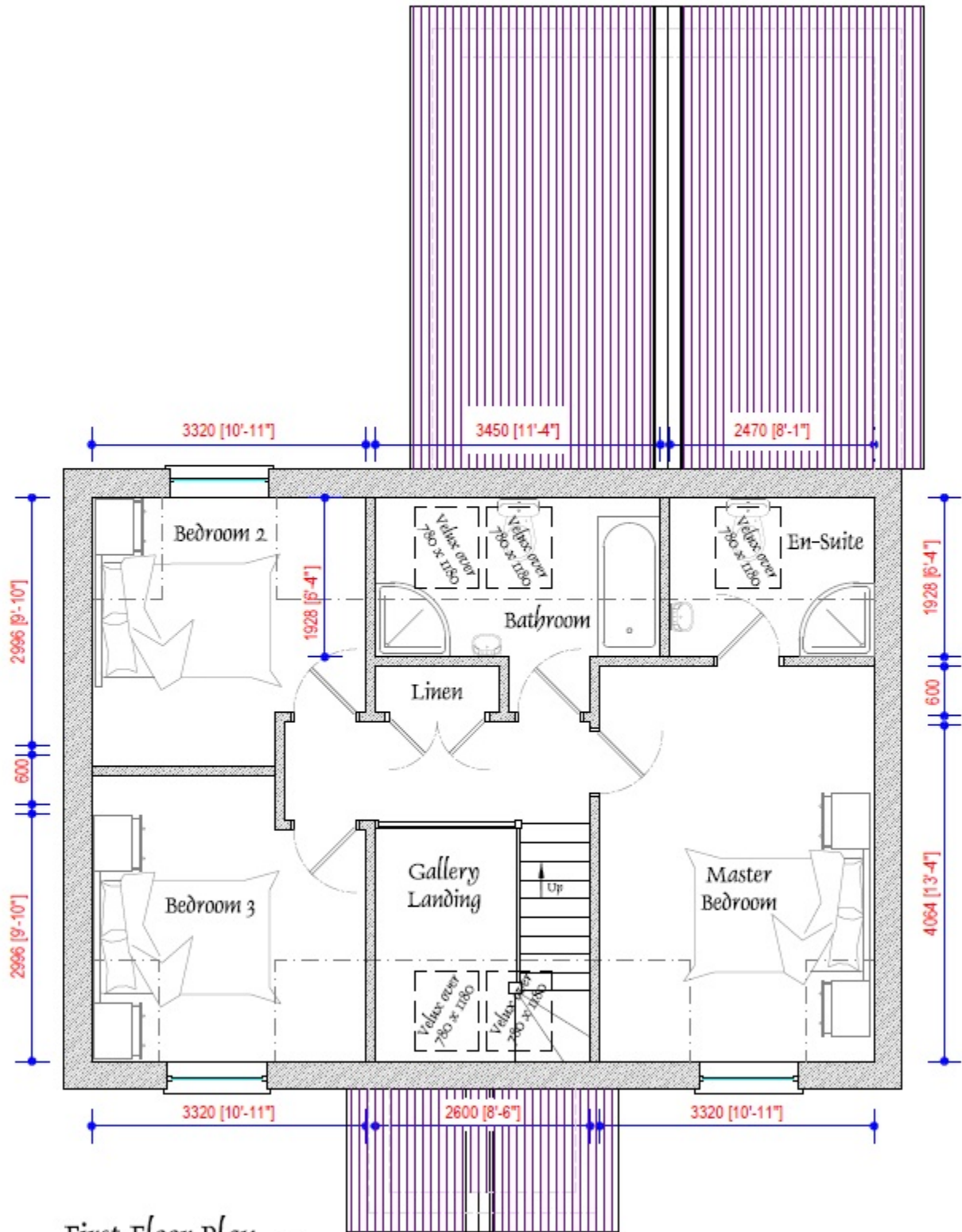
Directions

From Newcastle Emlyn head north over the bridge crossing the River Teifi. Bear left towards Adpar taking the first left hand exit signposted for Aberporth. Continue through Adpar passing Derwen Gardens on your right hand side and Caerberllan is the next development on your right hand side. Proceed into the estate and the property is at the top of the estate road.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





First Floor Plan 1:50