

A substantial town centre residential premises. Newcastle Emlyn. West Wales.



Tivy Dene, Bridge Street, Newcastle Emlyn, Carmarthenshire. SA38 9DX.

£219,000

R/4295/RD

**** A substantial 5+ bed town centre premises ** Newcastle Emlyn town centre ** Grade II listed building ** Previous office space ** Now with planning permission for extending residential use ** Walking distance to town centre amenities and riverside walks ** Extending private rear garden area ** Suitable as a conversion to apartments (stc) ** An impressive period property within this favoured market town that must be viewed to be appreciated ****

The property is situated within the market town of Newcastle Emlyn offering a good level of local amenities and services including primary and secondary schools, leisure centre, good level of playing fields and sports clubs, traditional high street offerings, mini supermarket, local bars and restaurants and good public transport connectivity. The market town of Cardigan is located some 20 minutes drive to the west offering a wider range of amenities and services including 6th form college, cinema and theatre, retails parks, supermarkets, industrial estates and employment opportunities. Carmarthen and the M4 are all within 40 minutes drive of the property.



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GENERAL

An impressive period property within this popular town centre.

The property is well presented across all floors being well maintained by the current vendors.

The property on the ground floor has historically been used as an office but now benefits from planning permission for extending the existing residential use of the premises through to all floors.

The property is Grade II listed although the layout of the property lends itself well for residential or commercial use.

To the rear of the property is an extended private rear garden area finished originally as a patio but with a private lawn area also enjoying views and outlook towards the river.

ACCOMMODATION

To Front

Accessed via existing concrete ramp with wrought iron railings to original hardwood door with fanlight over leading into:

Hallway

Tiled flooring, access to first floor and side access into:

Office

15' 4" x 20' 9" (4.67m x 6.32m) with 7' wide display window to front and side window, original stone inglenook fireplace with oak mantle over, separate stone fireplace with oak mantle, 2 x heaters, multiple sockets, access to inner hallway with WC.



WC

With w.c. single wash hand basin.

Office 1/Potential Lounge/Bedroom

13' 4" x 12' 9" (4.06m x 3.89m) with feature stone wall and fireplace, heater, rear window.

Kitchen

14' 5" x 10' 2" (4.39m x 3.10m) with a range of modern oak base and wall units, Electrolux oven and grill, electric hobs with extractor oven, sink and drainer with mixer tap, tiled flooring, side storage cupboard, open plan into:

**Dining Room**

13' 6" x 15' 5" (4.11m x 4.70m) with side window, multiple sockets



Shower Room

3' 0" x 9' 6" (0.91m x 2.90m) side shower, WC, single wash hand basin, tiled flooring and walls.



Rear Porch

With external door to garden and basement areas.

FIRST FLOOR

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Accessed via staircase from the entrance hallway.

Second Kitchen

12' 8" x 12' 5" (3.86m x 3.78m) with a range of base and wall units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, rear window, part exposed beams to ceiling.



Sitting Room

11' 1" x 12' 5" (3.38m x 3.78m) rear window, multiple sockets.



Lounge/Potential Bedroom

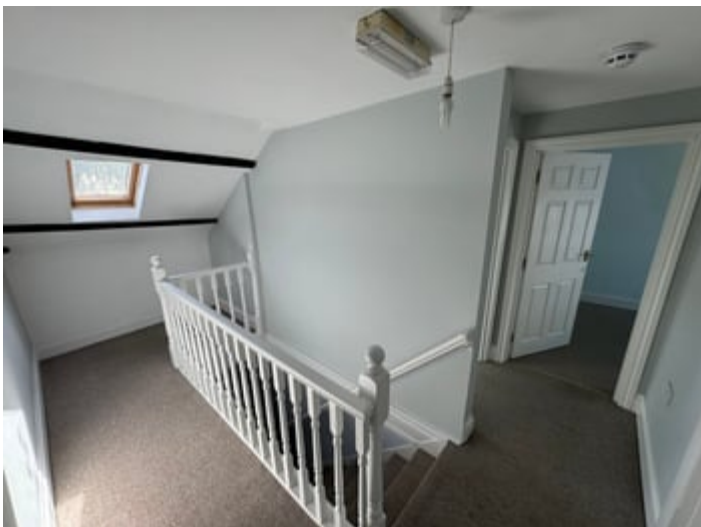
11' 8" x 19' 2" (3.56m x 5.84m) with feature stone fireplace and surround with exposed stone walls, heater, 2 sash windows to front, understairs storage area.



SECOND FLOOR

Landing

with Velux rooflight, multiple sockets.



Front Bedroom

8' 5" x 10' 8" (2.57m x 3.25m) double bedroom, window to front, heater, multiple sockets.



Front Bedroom

7' 9" x 15' 4" (2.36m x 4.67m) double bedroom, window to front, multiple sockets, heater.



Bathroom

8' 9" x 7' 6" (2.67m x 2.29m) WC, single wash hand basin, potential for bath/separate shower unit, Velux rooflight over.



EXTERNAL

To Front

The property is approached from Bridge Street via concrete ramp and access to the front door.



To Rear

Extending patio area from the rear porch leading through to a large grass area with views towards the riverside.



Basement

13' 1" x 11' 4" (3.99m x 3.45m) Accessed from the side patio area to a lower basement space with external door.

Services

We are advised the property benefits from mains water, electricity and drainage. Electric heating. Council Tax Band A (Carmarthenshire County Council).



Directions

From High Street head down towards Bridge Street and the property is located on the right hand side opposite the Emlyn Arms Hotel.

For further information or to arrange a viewing on this property please contact :

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