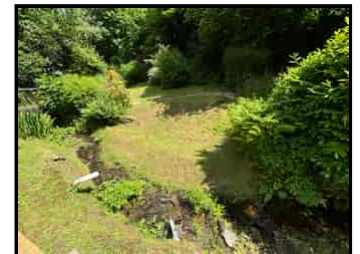


*Privacy yet convenience. A delightfully positioned 2 bedroomed bungalow set in outstanding gardens. Newcastle Emlyn, West Wales*



Sunnybrook, Quarry Ffinant, Newcastle Emlyn, Carmarthenshire. SA38 9HP

£299,000

REF: R/4154/LD

\*\*\* No onward chain \*\*\* Privacy yet convenience \*\*\* A well appointed and presented detached bungalow \*\*\* Spacious 2 double bedroomed accommodation with a modern kitchen \*\*\* Oil fired heating, double glazing and good Broadband connectivity \*\*\* Enjoying a private position on the edge of the popular West Wales Market Town of Newcastle Emlyn

\*\*\* Enjoying a sizeable plot with glorious gardens \*\*\* An established and landscaped garden \*\*\* Bisected by a small stream and waterfall \*\*\* A fantastic range of mature shrubs, trees and plants that creates a haven for local Wildlife \*\*\* Detached garage \*\*\* Block paver gated driveway

\*\*\* A 5 minute walk to the Town Centre and the local Primary and Secondary Schools



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## LOCATION

The property is situated on the fringes of Newcastle Emlyn Town Centre and being within close walking distance to the local Primary and Secondary Schools, local National Retailers, Public Transport connections, Cafes, Bars, Restaurants and Hotels and near riverside walks. The Cardigan Bay Coast is a 20 minute drive to the West and the larger County Town of Carmarthen and the M4 is a 30 minute drive from the property. The property enjoys a private position with ease of parking and access.

## GENERAL DESCRIPTION



Prepare to be impressed. Here is a property that you do not expect to find on the outskirts of a thriving Town, such as Newcastle Emlyn. The property itself is a well presented 2 bedroomed detached bungalow with a modern kitchen and a split level living area.

A particular feature of the property is its sizeable grounds being established and landscaped and perfectly dissected by a small stream and waterfall with a newly built bridge. It offers peace, privacy and tranquillity and enjoys an abundance of ornamental shrubs, trees and be it a small native wooded area, being perfect for local habitat and a haven for local Wildlife.

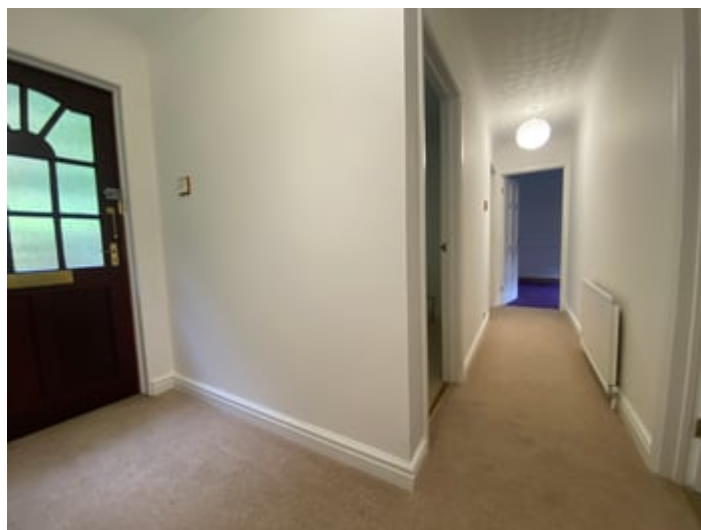
The property is approached via a small residential road of Newcastle Emlyn and benefits from a block paver gated driveway.

## THE ACCOMMODATION

The property deserves early viewing. It is a rare opportunity and currently the property consists of the following.

### RECEPTION HALL

Accessed via a half glazed front entrance door.



### LIVING ROOM

17' 9" x 13' 3" (5.41m x 4.04m). With a corner open fireplace currently housing an electric fire, oak flooring, double aspect windows, steps leading down to the kitchen/diner.





**LIVING ROOM (SECOND IMAGE)****KITCHEN/DINER**

20' 6" x 12' 3" (6.25m x 3.73m). A modern fitted kitchen with a range of wall and floor units with Granite work surfaces over, ceramic 1 1/2 sink and drainer unit with mixer tap, eye level electric double oven, 4 ring ceramic hob with electric hood over, plumbing and space for dishwasher, sliding patio doors to the garden area and overlooking the small stream, rear entrance door.

**KITCHEN/DINER (SECOND IMAGE)****INNER HALL**

With radiator.

**UTILITY ROOM**

8' 3" x 5' 6" (2.51m x 1.68m). With fitted floor cupboards with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble drier and 'Worcester' oil fired combi boiler running all domestic systems within the property.

**BEDROOM 2**

12' 8" x 18' 6" (3.86m x 5.64m). With radiator, enjoying views over the garden, built-in wardrobes.



## BEDROOM 1

12' 0" x 10' 5" (3.66m x 3.17m). With radiator.



## EN-SUITE

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## BATHROOM

A recently modernised suite with a walk-in 6ft shower, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



## EXTERNALLY

### DETACHED GARAGE

19' 0" x 11' 2" (5.79m x 3.40m). With double entrance doors, side service door, electricity connected.



### DETACHED GARAGE (SECOND IMAGE)





## GROUNDS

The property sits within an extensive plot, being private and not overlooked, whilst being convenient to Town amenities. The property is approached via its gated block paver driveway which offers generous parking and runs up through a patio area with a bridge leading onto the garden.

The garden is intersected by a small stream and waterfall and it offers a picturesque setting and provides a haven for the local Wildlife. The garden has been landscaped to offer beautiful woodland walkways and breath taking seating and entertaining areas.

It offers pockets of natural wooded areas with hardstanding for possible outside office space, garden studios, etc.

In all a desirable property deserving early viewing and a totally rare opportunity within the Town.



GROUNDS (SECOND IMAGE)



## GROUNDS (THIRD IMAGE)



GROUNDS (FOURTH IMAGE)



GROUNDS (FIFTH IMAGE)





**GROUNDS (SIXTH IMAGE)****PATIO AREA****PATIO AREA (SECOND IMAGE)****STREAM****PARKING AND DRIVEWAY**

The property benefits from block paver gated driveway.

**FRONT OF PROPERTY****TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

**COUNCIL TAX**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

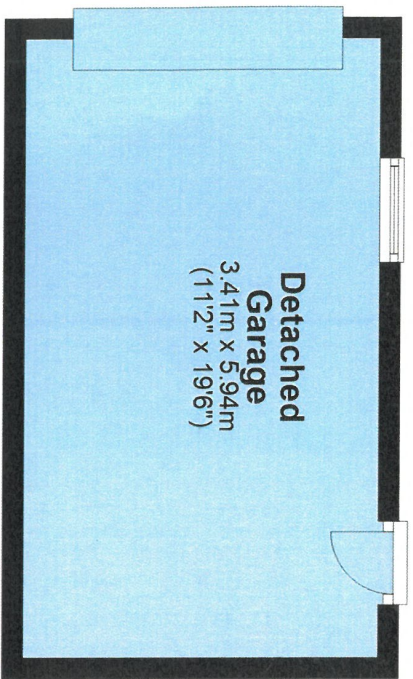
**Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



## Ground Floor

Approx. 97.7 sq. metres (1051.8 sq. feet)



Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

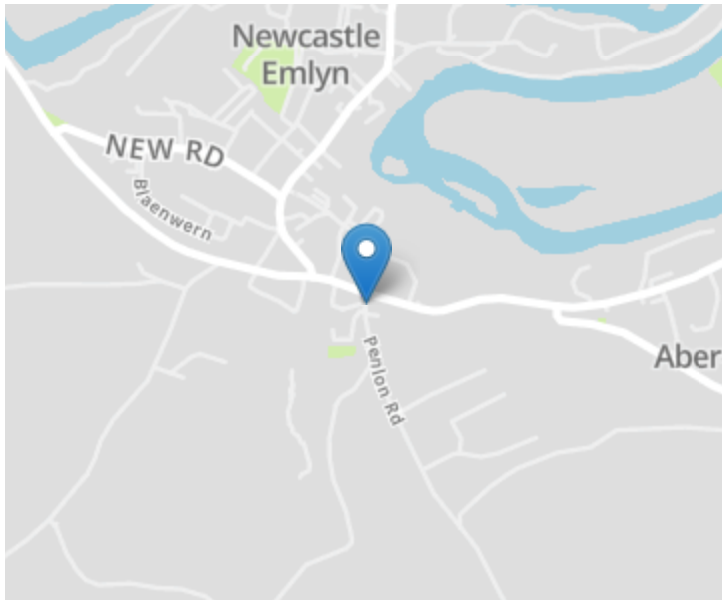
### Directions


From Newcastle Emlyn proceed up to Water Street. Proceed past Cawdor Cars Garage. Turn right by the road signposted for Penlon Road. Proceed on this road for 200 yards, taking the first right hand turning by Glyn Nest Residential Care Home. Continue on this road and Sunnybrook will be the last property on your left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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