

A highly sought after and substantial 4 bedroomed detached house with a low maintenance garden and ample parking. Adpar, Newcastle Emlyn, West Wales



Coedlan, 7 Caerberllan, Adpar, Newcastle Emlyn, Ceredigion. SA38 9NR.

£385,000

REF: R/5138/LD

*** A highly sought after recently constructed detached house *** High quality fixtures and fittings throughout *** 4 bedroomed, 3 bathroomed accommodation *** Luxury kitchen and bathroom suites *** Fantastic Family home with open plan style living areas *** Solar panels, air source heating and UPVC double glazing

*** Low maintenance garden being fully enclosed and secure *** Large patio and lawned area *** Home office/garden shed being fully insulated with electricity connected - 12' x 8' *** Block paver driveway with ample parking and turning space *** EV Charger

*** Highly efficient with low running costs *** Built by an Award Winning Local Developer *** Perfect Family home ***
Contact us today to view



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LOCATION

The Development is situated within a central position within the popular Village of Adpar being on the fringes of the Market Town of Newcastle Emlyn along the Teifi Valley. The Village of Adpar offers excellent connectivity to Newcastle Emlyn with its wide range of local and national retailers, Cafes, Bars, Restaurants, Playing Fields, Schooling facilities and various employment opportunities. Adpar boasts a Doctors Surgery and has access to riverside and countryside walks.

GENERAL DESCRIPTION

Coedlan is an impressive detached residence offering 4 bedrooomed, 3 bathroomed accommodation. The property has been completed to a very high order with an open plan style kitchen/living area. The property enjoys high end fixtures and fittings throughout with a modern fitted kitchen and bathroom suites. The property is highly efficient with low running costs with solar panels, air source heating and double glazing.

Externally it enjoys an enclosed garden area being low maintenance with a lawn and patio area and with an insulated home office/shed. To the front lies an off street parking area with an EV Charger.

The property enjoys a centre of Village location within the Village of Adpar on the fringes of the Market Town of Newcastle Emlyn.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With an impressive Oak staircase to the first floor accommodation with understairs cupboard, engineered Oak flooring.



OPEN PLAN KITCHEN/DINER/FAMILY AREA

24' 8" x 22' 5" (7.52m x 6.83m). With a modern Shaker style fitted kitchen with a range of wall and floor units with Oak work surfaces over, ceramic 1 1/2 sink and drainer unit, eye level oven and microwave/grill, integrated dishwasher, double fridge and freezer, 5 ring induction hob with extractor hood over, engineered Oak flooring



DINING AREA

With patio doors to the garden area.



LIVING ROOM

16' 5" x 16' 5" (5.00m x 5.00m). A fantastic Family living area with double aspect windows and patio doors overlooking the patio area, engineered Oak flooring



UTILITY ROOM

11' 6" x 6' 1" (3.51m x 1.85m). With a range of Shaker wall and floor units with sink and drainer unit, plumbing for automatic washing machine and tumble dryer, side entrance door.



GROUND FLOOR BEDROOM 4/STUDY

11' 0" x 10' 11" (3.35m x 3.33m). With engineered Oak flooring.



EN-SUITE/W.C.

A modern fully tiled suite comprising of a shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail.

**FIRST FLOOR****GALLERIED LANDING**

With Velux roof window having excellent natural light into the Hallway, linen cupboard.

**MASTER BEDROOM 1**

15' 8" x 11' 1" (4.78m x 3.38m). With radiator, wall to wall built-in wardrobes.

**EN-SUITE TO MASTER BEDROOM**

8' 1" x 6' 4" (2.46m x 1.93m). A modern fully tiled suite comprising of a walk-in shower, low level flush w.c., double door vanity unit with wash hand basin, Velux roof window, spot lighting, heated towel rail.



BATHROOM

11' 4" x 6' 4" (3.45m x 1.93m). Having a modern 4 piece suite comprising of a panelled bath with central taps, walk-in shower cubicle, double door vanity unit with wash hand basin, heated towel rail, extractor fan, spot lighting.



BEDROOM 2

11' 2" x 12' 0" (3.40m x 3.66m). With radiator, views over the rear garden.



BEDROOM 3

13' 7" x 9' 5" (4.14m x 2.87m). With radiator, window to the front enjoying views over the Teifi Valley.



EXTERNALLY

GARDEN

The property enjoys a low maintenance and enclosed garden area being private and not overlooked with a large wrap around patio and a lawned area. The garden benefits from dual side pedestrian access.



PATIO AREA



HOME OFFICE/GARDEN SHED

12' 0" x 8' 0" (3.66m x 2.44m). Being fully insulated with UPVC double glazed windows and door and having electricity connected.

PARKING AND DRIVEWAY

To the front of the property lies parking for three+ vehicles with an EV Charger.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly sought after property in a fantastic location with great amenities nearby.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

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

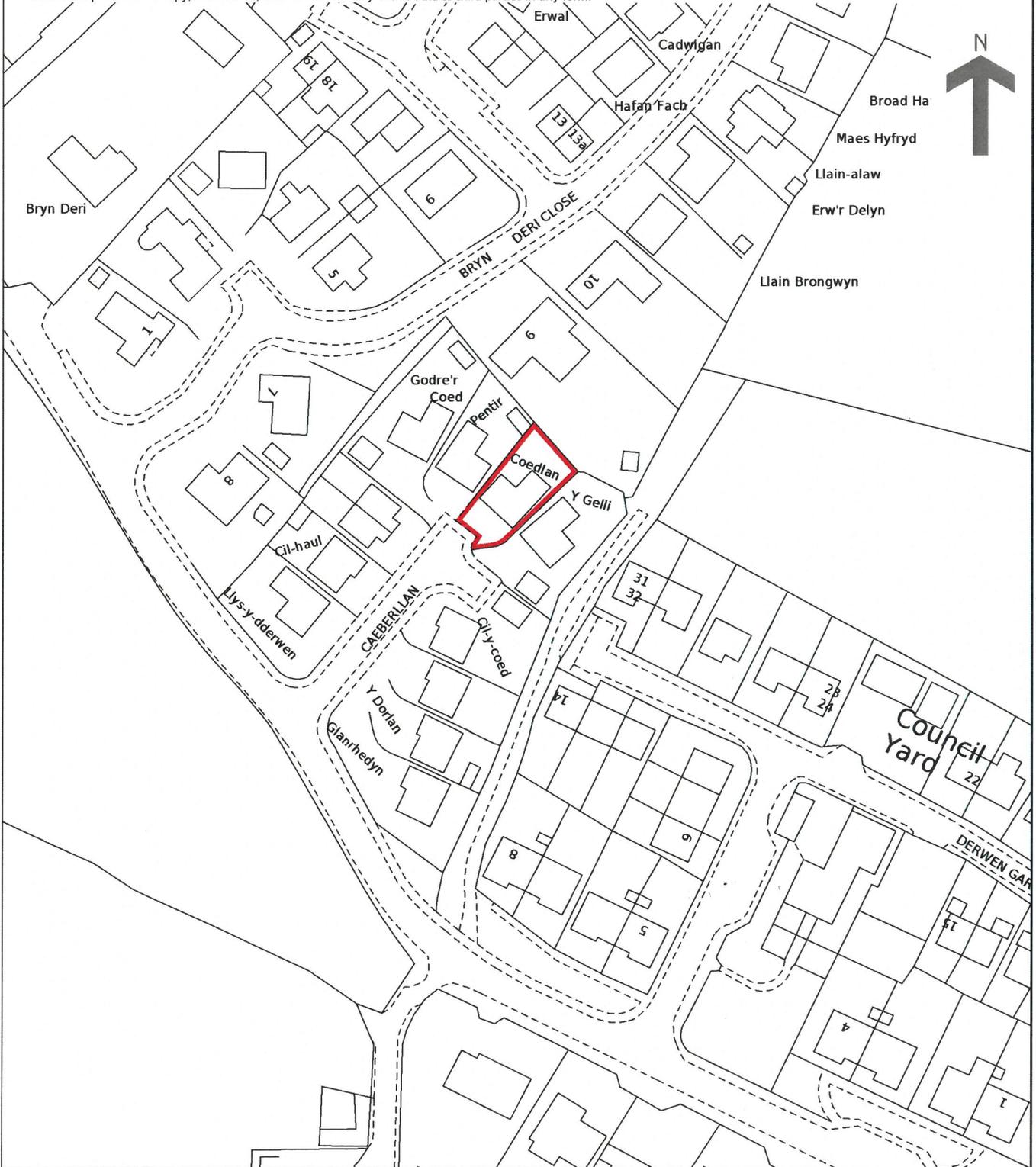
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, UPVC double glazing, solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM832085**
Ordnance Survey map reference **SN3041SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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Council Tax: Band F

N/A

Parking Types: Driveway. EV Charging.
Off Street. Private.

Heating Sources: Air Source Heat Pump.
Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (84)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

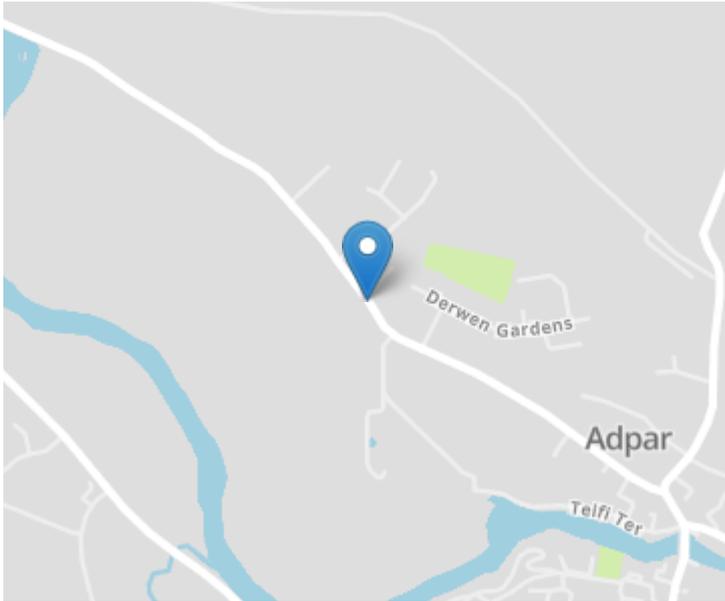
Any risk of coastal erosion? No

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 head North over the bridge crossing the River Teifi. Bear left towards Adpar. Take the first left hand exit signposted Aberporth. Continue through Adpar passing Derwen Gardens on your right hand side. Caerberllan is the next development on your your right hand side. Proceed into the Estate and the property will be right in front of you.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	84	
(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	

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

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