

Regulated by:



RICS



Since 1989

Large 3 Bed Detached Bungalow. Views over the Teifi Valley. Newcastle Emlyn - West Wales.



9 Llys Teifi, Heol Y Gof, Newcastle Emlyn, Carmarthenshire. SA38 9HW.

Ref R/2753/RD

£295,000

****Spacious 3 bed detached bungalow**Views over the Teifi Valley**Feature decking to rear**Integral Garage**Ample Off Road Parking**Comfortable Living Space**Walking Distance to Town Centre**Positioned within an attractive cul de sac.**

****MUST BE VIEWED TO BE APPRECIATED****

The property is situated within Newcastle Emlyn being on the fringes of the town centre offering wonderful views over the Teifi Valley. The town offers a range of facilities and services including lower and secondary education, places of worship, public houses, eateries, local and national retailers, excellent leisure facilities catering for your day to day needs. The larger town of Cardigan is some 20 minutes drive down the Teifi Valley offering a wider range of facilities and services. Carmarthen and the M4 is some 30 minutes drive from the property.

THE ACCOMMODATION

Entrance Hallway

via upvc glass panelled door and side glass panel into -

Hallway

Engineered oak Flooring, airing cupboard (with radiator).



Cloak Room

With upvc double glazed window to front, low level flush w.c. wash hand basin, fully tiled.

Dining Room

9' 8" x 15' 8" (2.95m x 4.78m) being open plan with the Lounge with radiator, ample space for 6+ persons dining table, connecting door to kitchen and 2 steps leading down to -



Lounge

15' 10" x 16' 1" (4.83m x 4.90m) A light and spacious Lounge area with views over the garden towards the Teifi Valley, upvc double glazed patio doors leading out to large timber decked area, 2 x radiators, gas coal effect fire with stone surround,

dual aspect windows to either side overlooking garden and with distant views over the Teifi Valley.



Kitchen



12' 6" x 15' 9" (3.81m x 4.80m) with a modern range of Oak effect wall and base units, stainless steel sink and drainer with mixer tap, integrated fridge and dishwasher, tiled splash back, double oven with gas hobs and extractor over, radiator, upvc double glazed window to front, tiled flooring, space for dining table. Side glass panel door to -

Porch Area



out to front driveway. Access to garage.

Bedroom 1

11' 6" x 9' 1" (3.51m x 2.77m) a double bedroom with window to rear overlooking the garden and views towards the Teifi Valley, radiator, wall length fitted wardrobe space. Multiple sockets.



Bedroom 2

8' 6" x 11' 7" (2.59m x 3.53m) a double bedroom with window to rear. Again looking over the Teifi Valley and garden. 2 built in wardrobes, radiator, multiple sockets.



Bathroom

With a White bathroom suite including panelled bath w.c. single wash hand basin, corner shower, fully tiled walls, heated towel rail. Tiled flooring.



Bedroom 3

10' 4" x 13' 6" (3.15m x 4.11m) a double bedroom to front of the property with window, radiator, multiple sockets.



Garage



With electric up and over door, multiple sockets, space for washing machine.

EXTERNALLY

To the Front

The property is approached from the adjoining quiet cul de sac providing ample parking space and access to the garage. Footpath leads to the rear



The Rear



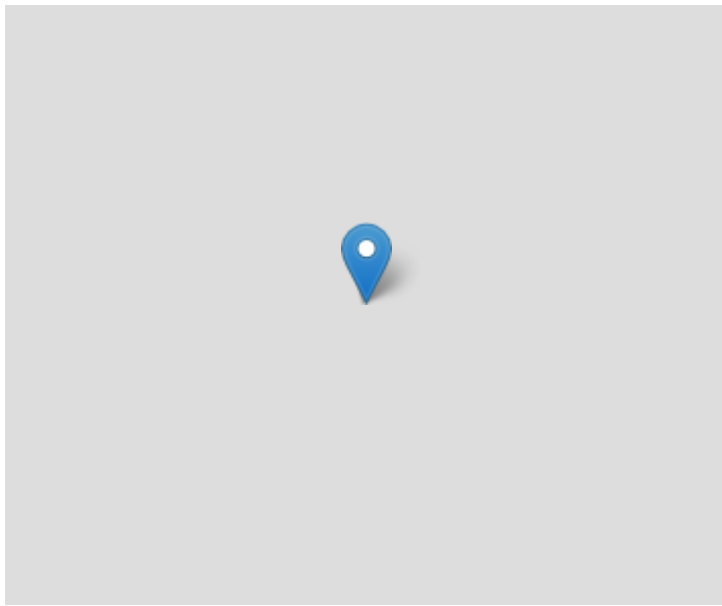
An extended large timber decking area, which is a notable feature of the property providing elevated seating position overlooking the garden with extensive views towards the Teifi Valley.

Services

We are advised the property benefits from mains water, electricity and drainage.

Directions

From Newcastle Emlyn town centre proceed up to the A484, bear left then take the 1st right hand exit up Penlon Road. Continue up the hill and take the left hand turning into Heol Ffinant. Bear left into Heol Y Gof and No 9 is located within the middle of the row identified by the Agents for sale board.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C	67	
(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	