

*A most attractive, substantial 3 bed (2 en suite) detached residence. Standing proud over the River Teifi at Cenarth, near Newcastle Emlyn - West Wales.*



Man Ar Afon, Cenarth, Newcastle Emlyn, Carmarthenshire. SA38 9JL.

**£365,000**

**Ref R/4448/ID**

**\*\*Imposing 3 bed (2 en suite) detached residence standing proudly over the Teifi river at Cenarth\*\*Georgian facade\*\*Elegantly designed with high quality fixtures and fittings throughout\*\*Glorious views over the Teifi river\*\*Spacious accommodation making a perfect family home\*\*Ample private parking with easily maintained grounds\*\*Village centre location\*\*Oil fired central heating with under floor heating to ground floor\*\*Double glazed box sash windows throughout\*\*Large feature sun room\*\*A marvellous property deserving of an early viewing\*\***

The property comprises of front porch, ent hall, lounge, kitchen/dining room, sun room, utility, downstairs shower room. First floor - main bathroom, 3 double bedrooms (2 en suites).

The property is located in the heart of the village of Cenarth which naturally lies in a beautiful valley which banks the river Teifi. Famous for its salmon leaping waterfall and coracle making history. The towns of Cardigan and Newcastle Emlyn are each within a 10 minute drive offering a comprehensive range of shopping and schooling facilities and the property only lies some 15-20 minutes from many popular sandy beaches along this picturesque Cardigan Bay coastline. The property is also on a bus route.



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## GROUND FLOOR

### Front Porch

5' 2" x 5' 2" (1.57m x 1.57m) via half glazed hardwood door, double glazed window to both sides, limestone tiled flooring, glazed oak double doors leading into -



### Entrance Hall

22' 0" x 7' 1" (6.71m x 2.16m) a spacious entrance hallway with stairs rising to first floor, understairs storage cupboard, engineered oak flooring and glazed door into -



### Lounge

10' 9" x 22' 0" (3.28m x 6.71m) a lovely family room, upvc double glazed sash windows to front, rear and 2 to the side, log burning stove on a raised slate hearth with oak mantle above, lovely views over the Teifi river, engineered oak flooring. TV point.





### Kitchen/Dining Room

11' 5" x 22' 0" (3.48m x 6.71m) a modern kitchen comprising of fitted shaker style base and wall cupboard units with Formica working surfaces above, matching fitted dresser unit, stainless steel inset 1½ drainer sink with mixer tap, 4 ring gas hob with stainless steel extractor hood above, eye level Beko oven and grill, tiled splash back, tiled flooring, upvc double glazed windows to front and rear again with views of the Teifi river, integrated dishwasher, spot lights to ceiling, space for dining table, 5' double doors lead into -





### Sun Room

13' 9" x 13' 5" (4.19m x 4.09m) an impressive room of dwarf wall construction with glazed upvc units surround, apex window to gable end, views over the teifi river, limestone tiled flooring, glazed double door to rear garden, wall lights, Blue self cleaning glass to roof.



### Utility / Laundry Room

10' 2" x 6' 2" (3.10m x 1.88m) a useful room with fitted cupboard units with stainless steel drainer sink, plumbing for automatic washing machine and outlet for tumble dryer, half glazed hardwood door to rear, tiled floor, central heating radiator, airing cupboard housing hot water tank with shelving.



### Downstairs Shower Room

3' 5" x 8' 0" (1.04m x 2.44m) a 3 piece suite comprising of an enclosed shower unit with Triton T80 electric shower above, dual flush w.c. pedestal wash hand basin, stainless steel heated towel rail, tiled floors, frosted window to rear, extractor fan.



## FIRST FLOOR

### Central Landing

16' 3" x 7' 1" (4.95m x 2.16m) with access via stairs from first floor, double glazed sash window to rear, central heating radiator, loft hatch.



### Main Bathroom

7' 9" x 8' 7" (2.36m x 2.62m) a modern white suite comprising of a P shaped panelled bath with mains shower above, tiled walls, gloss white vanity unit, pedestal wash hand

basin, low level flush w.c. stainless steel heated towel rail, frosted sash window to rear, extractor fan, tiled floor.



### Rear Double Bedroom 1 / Hobby Room

10' 9" x 9' 2" (3.28m x 2.79m) currently used as a hobby room, however is large enough for a double bedroom with double glazed sash window to rear, central heating radiator.

### Front Double Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m) with dual aspect box sash windows to front and side with views over the Teifi river, central heating radiator, 2 built in cupboards with shelving, TV point, door into -



### En Suite

8' 8" x 5' 4" (2.64m x 1.63m) a lovely white suite comprising of a gloss white vanity unit with concealed w.c. inset wash hand basin, shower tray currently used as storage with shelves however plumbing is connected to reinstate the shower, frosted window to side, shaver light and point, stainless steel heated towel rail.



### Front Bedroom 3

12' 5" x 10' 9" (3.78m x 3.28m) with sash window to front, again with views over the Teifi river, central heating radiator. Access hatch to loft via ladder leading up to a fully insulated half boarded loft.

Door into -



### En Suite

7' 2" x 6' 0" (2.18m x 1.83m) with a modern white suite comprising of a corner shower unit with mains shower above, gloss white vanity unit with inset wash hand basin, dual flush w.c. half tiled walls, tiled flooring, shaver light and point. Frosted window to front.



## EXTERNALLY

### The Grounds

The property is approached via a shared tarmac driveway

with ample private parking for 2-3 cars.

The property sits in a manageable plot being mostly laid out to golden chippings, patios laid to slabs and planted borders with an abundance of mature shrubs, flowers etc for ease of maintenance.

There is also an useful Car Port and timber Workshop.



## Front Patio Area

Overlooking the Teifi river and Cenarth falls.



## MONEY LAUNDERING

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.

## TENURE

The property is of Freehold Tenure.

## Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating with under floor heating to ground floor. BT fibre optic broadband. 2 solar panels for hot water with boiler. (The boiler is serviced yearly and the wood burner is swept also yearly).

Council Tax Band E (Carmarthen County Council).



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Double Glazing. Oil. Solar. Underfloor Heating.  
Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**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 drive towards Cardigan until you reach the village of Cenarth. On entering the village you will see a public house on the left hand side with a shop directly in front of you, do not cross over the bridge. In between the public house and shop there is a left turning onto the B4332 road. Take this road and follow the road for approximately 150 yards and on the left hand side you will see Man Ar Afon sitting proudly on your left hand side as identified by the agents for sale board.

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

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