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RICS



Since 1989

A well presented attractive 4 bed semi detached house located in a popular residential estate in Brynderi Close. Adpar - Newcastle Emlyn.



Llain Alaw, Bryn Deri Close, Adpar, Newcastle Emlyn, Ceredigion. SA38 9NP.

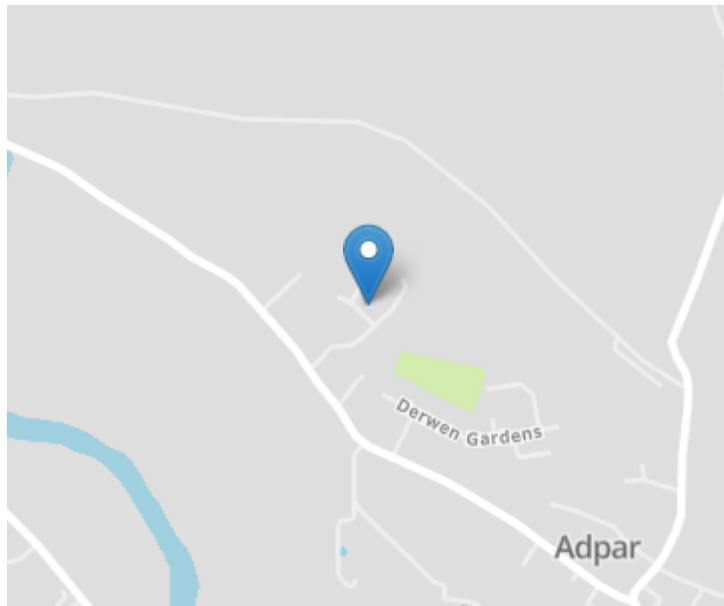
Ref R/3950/ID

£265,000

****An attractive 4 bed semi detached dwelling**** Located on the edge of the popular market town of Newcastle Emlyn ****Ideal family home**** Spacious accommodation ****Low maintenance rear garden**** Private parking for 2 cars ****Double Glazing and oil fired Central Heating**** Only 10 minutes walking distance from Newcastle Emlyn town centre ****Popular residential estate****

The property comprises of Ent Hall, Cloak Room, Front Lounge, Kitchen/Dining Room, Sun Room, Utility Room, Downstairs Bedroom. First Floor - 3 Bedrooms and 1 Bathroom.

The property is situated in the village of Adpar being on the fringes of the Market town of Newcastle Emlyn and the banks of the river Teifi. Newcastle Emlyn offers a range of services and facilities including a range of local shops, cafes, bars and restaurants as well as doctors surgery, primary and secondary schools. The Cardigan Bay coastline is some 20 minutes drive to the west with the larger Market town of Carmarthen being half an hour drive to the East providing a wide range of facilities providing regional hospital, university, access to the M4 and National Rail Network.



GROUND FLOOR

Entrance Hall

10' 2" x 4' 3" (3.10m x 1.30m) via half glazed upvc door with stained glass, laminate flooring, central heating radiator, stairs to first floor. Door into -



Cloak Room

3' 0" x 6' 0" (0.91m x 1.83m) with low level flush w.c. corner pedestal wash hand basin, central heating radiator, tiled flooring, frosted window, extractor fan.



Front Lounge

14' 7" x 12' 2" (4.45m x 3.71m) a spacious lounge with electric fire and surround, double glazed window to front, laminate flooring, central heating radiator. Door into understairs cupboard.





Kitchen/Dining Room

15' 5" x 9' 4" (4.70m x 2.84m) with a range of fitted base and wall cupboard units with formica working surfaces above, Hotpoint electric oven and grill, 4 ring Hotpoint electric hobs with pull out extractor hood above, 1½ stainless steel drainer sink, tiled splash back, slate effect tiled flooring, space for 6 seater dining table, central heating radiator. 5' archway into -



Sun Room

12' 5" x 7' 8" (3.78m x 2.34m) with double glazed units, glazed double doors out to rear garden, dwarf walls, laminate flooring.



Utility Room

9' 0" x 6' 1" (2.74m x 1.85m) with plumbing for automatic washing machine and space for fridge freezer, slate effect tile flooring, half glazed upvc door to rear garden.

Downstairs Bedroom (Former Garage)

9' 0" x 11' 5" (2.74m x 3.48m) a spacious double bedroom with 6' sliding glazed doors to front, central heating radiator.



FIRST FLOOR

Half Landing

10' 7" x 6' 9" (3.23m x 2.06m) access to hatch, cupboard doors into airing cupboard with central heating radiator.



Modern Bathroom

5' 6" x 6' 8" (1.68m x 2.03m) recently installed White suite comprising of a P shaped panelled bath with power shower above, Gloss white vanity unit with inset wash hand basin and low level flush w.c. stainless steel heated towel rail. Tiled walls and floors, frosted window to rear, extractor fan.



Rear Bedroom 2

10' 0" x 8' 3" (3.05m x 2.51m) with double glazed window to rear with views over countryside and Adpar. Central heating radiator.





Front Bedroom 3

8' 3" x 14' 6" (2.51m x 4.42m) spacious room with double glazed window to front, central heating radiator, built in open wardrobe.



EXTERNALLY

To the Front

A tarmac driveway with private parking for 2+ cars.

Front forecourt laid to lawn. Steps laid to slabs with access to front door.



Single Bedroom 4 / Box Room

7' 7" x 6' 8" (2.31m x 2.03m) double glazed window to front, central heating radiator.



To the Rear

A comfortable enclosed rear garden, mostly laid to timber decking for ease of maintenance, lawned area, Pergola.

Cedarwood Garden Shed.



TENURE

The property is of Freehold Tenure.

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.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

Council Tax Band C.

Directions

From Newcastle Emlyn town centre head North along the A475 over river bridge, bearing left at the mini roundabout. The take the 1st left hand turning sign posted Aberporth/Cardigan onto the B4333 road. Continue along this road for approximately ½ passing Derwen Gardens on your right hand side. Brynderi close will be the next entrance on the right hand side. Continue into the estate bearing left at the first bend leading to the top where Llain Alaw is located on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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	