

*A deceptively spacious and most attractive 3 bedroom detached bungalow with pleasant easily maintained grounds. Edge of village location. Capel Iwan - Near Newcastle Emlyn.*



**Tremle, Capel Iwan Road, Newcastle Emlyn, Carmarthenshire. SA38 9LR.**

**£395,000**

**Ref R/4990/ID**

**\*\*A deceptively spacious and most attractive detached bungalow\*\*Set in pleasant low maintenance garden and grounds\*\*Edge of the popular semi-rural village of Capel Iwan Near Newcastle Emlyn\*\*Attractive conservatory\*\*Double gazing throughout\*\*Oil fired central heating\*\*Good quality throughout\*\*Picturesque countryside views\*\*Ample private parking and turning spaces\*\*Integral garage\*\*Must be viewed to be appreciated!\*\***

The property comprises of entrance hall, large lounge, kitchen/dining room, rear conservatory, utility room. Separate w.c. integral garage, main bathroom and 3 double bedrooms.

The property is situated on the fringes of the popular rural village of Capel Iwan. The village lies some 10 minutes' drive from the larger market town of Newcastle Emlyn which offers a good level of local amenities and services including primary and secondary schools, leisure centre, doctors' surgery, traditional high street offerings, mini supermarkets and good public transport connectivity. The Cardigan Bay coastline is some 20 minutes' drive from the property with County town Carmarthen and the M4 being within 30 minutes drive.



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## GENERAL

The property was built in the early 2000's of traditional cavity wall construction under a slated roof with all internal fixtures finished to a high quality.

The accommodation is deceptively large and is well worthy of an internal viewing!

### Entrance Hallway



5' 3" x 3' 7" (1.60m x 1.09m) Being 'L' shaped and accessed via glass panel uPVC door with side glass panel, radiator, multiple sockets, airing cupboard, access to loft.

### Lounge

18' 11" x 20' 3" (5.77m x 6.17m) A large family living room with window to front allowing excellent natural light, multiple sockets, radiator, granite fireplace and surround with corner granite TV stand.







## Kitchen

14' 9" x 29' 2" (4.50m x 8.89m) With a range of oak base and wall units, stainless steel sink and drainer with mixer tap, dishwasher connection, electric oven and grill, electric hobs with extractor over, red Rayburn (oil fired Rayburn used for hot water and cooking only), tiled splash back, seating area with electric fire and timber surround, space for dining table, double glass doors into conservatory.







### Conservatory

14' 8" x 9' 9" (4.47m x 2.97m) accessed from the kitchen area with windows to all sides, side patio door, radiator, multiple sockets, laminate flooring, overlooking rear patio area and fields.



### Rear Inner Hallway



With external door to side.

### Utility Room

9' 2" x 8' 3" (2.79m x 2.51m) with a range of base and wall units, rear window, tiled flooring, tiled splash back, washing machine connection, radiator.



### Boiler Room

Housing Worcester oil boiler, side window.

### W.C.

With w.c. single wash hand basin on vanity unit, radiator, tiled flooring.

## Integral Garage



13' 8" x 11' 8" (4.17m x 3.56m) with electric up and over door to front, concrete base, multiple sockets.

## Front Bedroom 1

11' 3" x 9' 8" (3.43m x 2.95m) double bedroom, window to front, radiator, multiple sockets.



## Front Bedroom 2



13' 1" x 14' 2" (3.99m x 4.32m) (13'1" x 14'2") double bedroom, fitted wardrobes, dual aspect windows to front and side, multiple sockets, radiator.

## Rear Bedroom 3



13' 4" x 13' 5" (4.06m x 4.09m) double bedroom, dual aspect windows to rear and side, multiple sockets, radiator, fitted wardrobes, single wash hand basin on vanity unit.



## Bathroom



10' 3" x 10' 3" (3.12m x 3.12m) A four piece suite comprising of a panel bath, corner single wash hand basin unit on vanity, WC, half tiled walls, rear window.

## EXTERNALLY

### To the Front



The property is approached from the adjoining county road into a large brick pave yard driveway with space for 5+ vehicles to park with front area laid to lawn with rendered wall forecourt and passing through to:

## To the Rear



Rear rear patio area overlooking the adjoining fields with steps leading down to -

## Cellar

Running along the entire length of the property being 66' x 29' with double timber doors to rear, 11' standing height in places.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@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'.

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## 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 electricity, water and drainage. Oil central heating.

Tenure - We are advised that the property is of Freehold Tenure.

Council Tax F Carmarthenshire County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (55)

**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

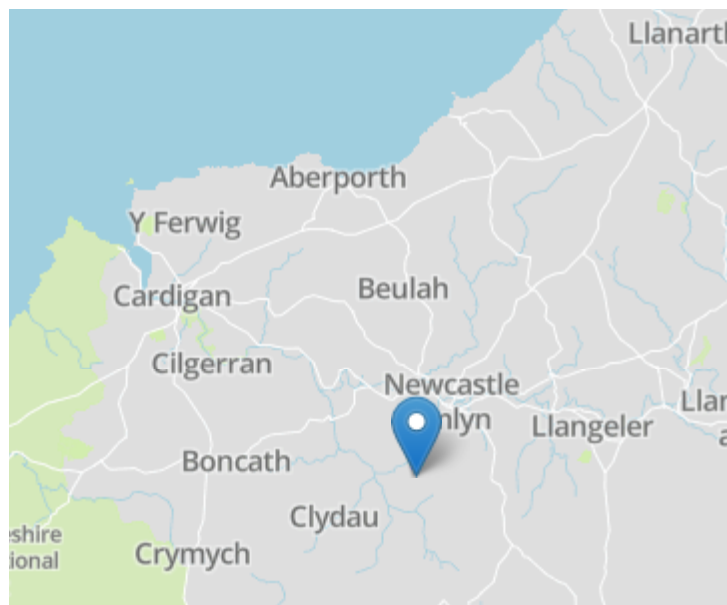
**Is the property listed?** No

**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 southwest on College Street/A475 towards New Road, turn right onto Old Graig Street/A484. Take the first turning left onto the school hill passing the secondary school on your left hand side. Take the first left after the school. After roughly 2 and a half miles, the property is located on the left hand side as identified by the agents for sale board.

## 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>		
(55-68) <b>D</b>	55	61
(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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