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A sympathetically refurbished 3 bed character property set in spacious gardens and grounds with studio. Henllan Near Newcastle Emlyn.



Glyn Noddfa, Henllan, Llandysul, Ceredigion. SA44 5TD.

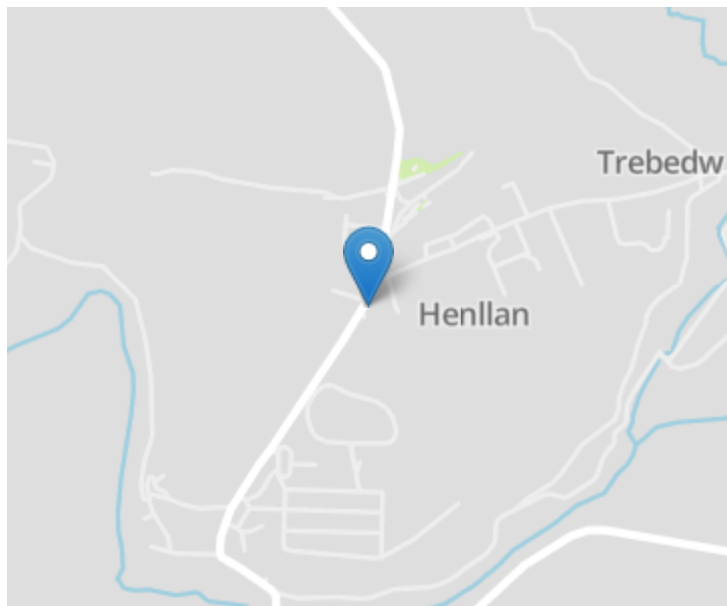
Ref R/4056/ID

£348,000

****A sympathetically refurbished 3 bed character residence**Set in spacious garden and grounds with a range of useful outbuildings including workshop and studio**Immaculately presented with a wealth of character and charm throughout**Set over 3 floors**Popular rural village of Henllan**Stunning Period Home**Recently installed kitchen, bathrooms, flooring, double glazed sash windows, new central heating system etc**Ample private parking and turning space**Deserving of an early inspection****

The accommodation provides Ground Floor - Ent Hall, Sitting Room, 2nd Lounge/Dining Room, Lower Ground Floor - L shaped Kitchen/Dining Room, Utility, Shower Room. First Floor - 3 Bedrooms with a Family Bathroom.

The property is situated within the rural village of Henllan lying in the lower reaches of the Teifi Valley having a good bus route and also within 10 minutes equi distant drive of the Market towns of Llandysul and Newcastle Emlyn with a range of schooling and shopping facilities, traditional High Street offerings, doctors surgery, chemist, supermarket and petrol stations. The Cardigan Bay coastline is within a 30 minute drive of the property as is Carmarthen with its connections to the M4 motorway.



Sitting Room

13' 4" x 16' 2" (4.06m x 4.93m) with dual aspect double glazed sash windows to front and side, open stone fireplace housing a wood burning stove on a slate hearth, picture rail, wood effect laminate flooring, TV point.



GROUND FLOOR

Entrance Hall



16' 5" x 5' 5" (5.00m x 1.65m) via recently installed composite door with stained glass inset, fan light above with 'Glyn Noddfa' engraved, stairs to first floor and dropping down to the lower ground floor. Wood effect laminate flooring. Door into -

Lounge/Dining Room



11' 4" x 16' 2" (3.45m x 4.93m) with double glazed sash window to front, painted slate fireplace with decorative tiles, slate hearth and ornate surround, central heating radiator, wood effect laminate flooring, wall lights.

LOWER GROUND FLOOR

L shaped Kitchen/Dining Room

21' 9" x 15' 0" (6.63m x 4.57m) with a range of oak fronted base and wall cupboard units with Granite working surfaces and upstand above, Belling electric double oven with 5 ring electric hob and hot plate, extractor hood above, inset 1½ drainer sink with mixer tap, a free standing Island with oak work top above, integrated appliances include tall fridge freezer, dishwasher, exposed ceiling beams, spot lights to ceiling, wood effect laminate flooring, modern tall central heating radiator, space for 6 seater dining table, inglenook fireplace with multi fuel stove on a tiled hearth, glazed double doors to rear garden, double glazed window, understairs storage cupboard.





Utility Room

8' 0" x 6' 8" (2.44m x 2.03m) with slate worktop, plumbing for automatic washing machine, outlet for tumble dryer, frosted window to side.



Shower Room



6' 5" x 6' 9" (1.96m x 2.06m) a modern 3 piece suite comprising of a large corner shower cubicle with mains rainfall shower and pull out head, dual flush w.c. gloss black vanity unit with inset wash hand basin, matching storage cupboard. Frosted window to side, tile effect pvc boards to walls, modern heated towel rail, extractor fan.

FIRST FLOOR

Landing

8' 5" x 8' 8" (2.57m x 2.64m) with double glazed sash windows to rear, access hatch to Loft.

Master Bedroom 1

11' 0" x 15' 2" (3.35m x 4.62m) with dual aspect double glazed sash windows to front and side with lovely country views, wood effect laminate flooring, central heating radiator.



Front Bedroom 2

10' 6" x 6' 4" (3.20m x 1.93m) with double glazed sash window to front, central heating radiator.



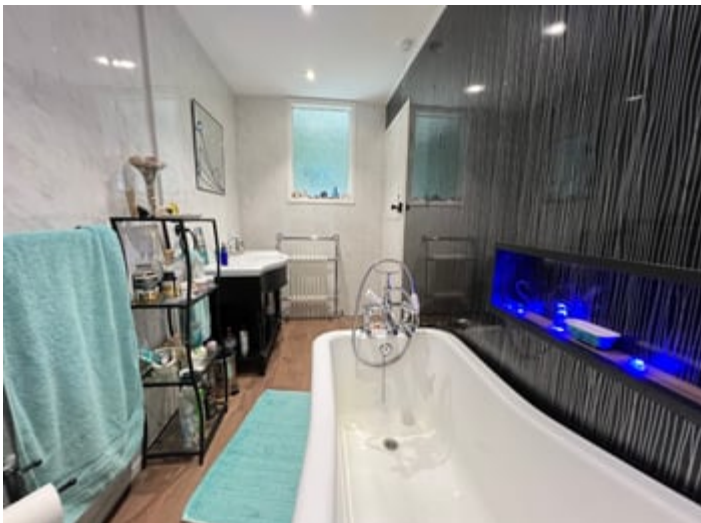
Front Double Bedroom 3



8' 5" x 9' 7" (2.57m x 2.92m) with dual aspect window to front and side, central heating radiator, wood effect laminate flooring.

Main Bathroom

5' 0" x 11' 4" (1.52m x 3.45m) contemporary style suite comprising of a free standing roll top bath with mixer tap and shower head, dual flush w.c. vintage vanity unit with inset wash hand basin, vintage central heating radiator with towel rail, laminate flooring, pvc boards to wall, extractor fan.



EXTERNALLY

To the rear

A most pleasant south facing enclosed garden comprising of a patio area laid with indian sandstone, spacious lawned area with many mature plantings including shrubs, trees and flowers.

The outbuildings including a log store and greenhouse.





To the Side

To the side of the property is a large lawned area with fruit trees and mature hedgerows to boundaries.



Timber Workshop



18' 9" x 10' 0" (5.71m x 3.05m) of insulative timber frame construction with electric connected and multiple sockets.

Studio

6' 5" x 20' 7" (1.96m x 6.27m) a recently converted stone outbuilding now offering glazed double doors to front, small wood burning stove, spot lights to ceiling, electric connected, insulative floors and ceiling, double glazed window with 'Glyn Noddfa' engraved.





To the front

A walled forecourt.

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 Electricity, Water and Drainage. Oil Fired Central Heating system.

Council Tax Band - E.

Directions

From Newcastle Emlyn proceed East on the A484 Carmarthen road. Follow the course of the road to the village of Pentrecagal and pass the petrol station on your left hand side, bear left, keeping on the A484 Carmarthen road. After a further 2 miles you will see a left hand turning over a bridge towards Henllan. Cross over the river bridge and drive into the village of Henllan and the property will be seen on the right hand side just before the first right hand junction.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	