

A well positioned end of terrace house on a generous plot with ample parking. Just off the High Street, Newcastle Emlyn, West Wales



10 New Road, Newcastle Emlyn, Carmarthenshire. SA38 9BA.

£215,000

REF: R/4879/LD

*** No onward chain - Priced to sell *** Edge of Town location *** A deceptive and well appointed 3 bedroomed end of terrace house *** In need of general modernisation and updating *** Oil fired central heating via a boiler and Rayburn *** Double glazed windows *** Good Broadband speeds available

*** Valuable and generous tarmacadamed driveway *** Generous plot with a large patio and cottage style gardens *** Useful outhouse and greenhouse

*** A must view property - Suiting 1st Time Buyers/Family Occupiers or for retirement living *** Convenience on your doorstep - Located opposite the Coop Supermarket and within easy level walking distance to all Town amenities especially Emlyn Primary and Secondary Schools *** The perfect Family home - Viewings highly recommended *** Don't miss out



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LOCATION

The property is situated on the fringes of Newcastle Emlyn Town Centre, being within close walking distance of the Local Primary and Secondary Schools, Local and National Retailers, Public Transport connections, Cafes, Bars, Restaurants and Hotels. The Cardigan Bay Coast is a 20 minute drive, to the West, and the larger County Town and Administration Centre of Carmarthen and the M4 Motorway is a 30 minute drive from the property.

GENERAL DESCRIPTION

A traditional end of terrace property offering 3 bedroomed accommodation. Although the property is in need of general modernisation and updating it offers a comfortable Family home in a popular location. It benefits from oil fired central heating via a boiler and Rayburn and double glazing.

It is situated on the outskirts of the Town with a generous rear garden and a tarmacadamed driveway with ample parking to the front.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.



LIVING ROOM

13' 10" x 13' 4" (4.22m x 4.06m). With a decorative fireplace having an electric inset fire with timber and mantle surround and alcove to either side, two radiators, picture rail.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

19' 6" x 9' 8" (5.94m x 2.95m). A fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, space for washing machine, oil fired Rayburn Range for cooking and domestic hot water and also an oil fired boiler serving the central heating, radiator.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



REAR PORCH

With UPVC rear entrance door.

FIRST FLOOR

LANDING

With a staircase leading from the Reception Hall, access to a part boarded loft space via a drop down ladder.



BEDROOM 1

12' 11" x 9' 9" (3.94m x 2.97m). With a window overlooking the rear garden area, radiator, picture rail.



BEDROOM 2

13' 10" x 10' 4" (4.22m x 3.15m). With a front facing window, radiator, picture rail.



BEDROOM 3

9' 7" x 9' 1" (2.92m x 2.77m). With a front facing window, radiator, picture rail.



BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m). Having a 3 piece suite comprising of a panelled bath with electric shower over, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan, radiator.



EXTERNALLY

GARDEN

The property enjoys a generous plot positioned on the outskirts of the main High Street of Newcastle Emlyn. To the rear lies a large patio area with steps leading down to a well stocked cottage style garden being private and with an abundance of ornamental trees and shrubbery providing fantastic colour all year round.



GARDEN (SECOND IMAGE)



GREENHOUSE



GARDEN (THIRD IMAGE)



OUTHOUSE



GARDEN (FOURTH IMAGE)



EXTERNAL W.C.

PARKING AND DRIVEWAY

The property enjoys a tarmacadamed pillared driveway with ample parking and turning space.



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned end of terrace house just off the High Street on a generous plot with ample parking. Suiting 1st Time Buyers/Family Occupiers or retirement living.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

MONEY LAUNDERING REGULATIONS

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.

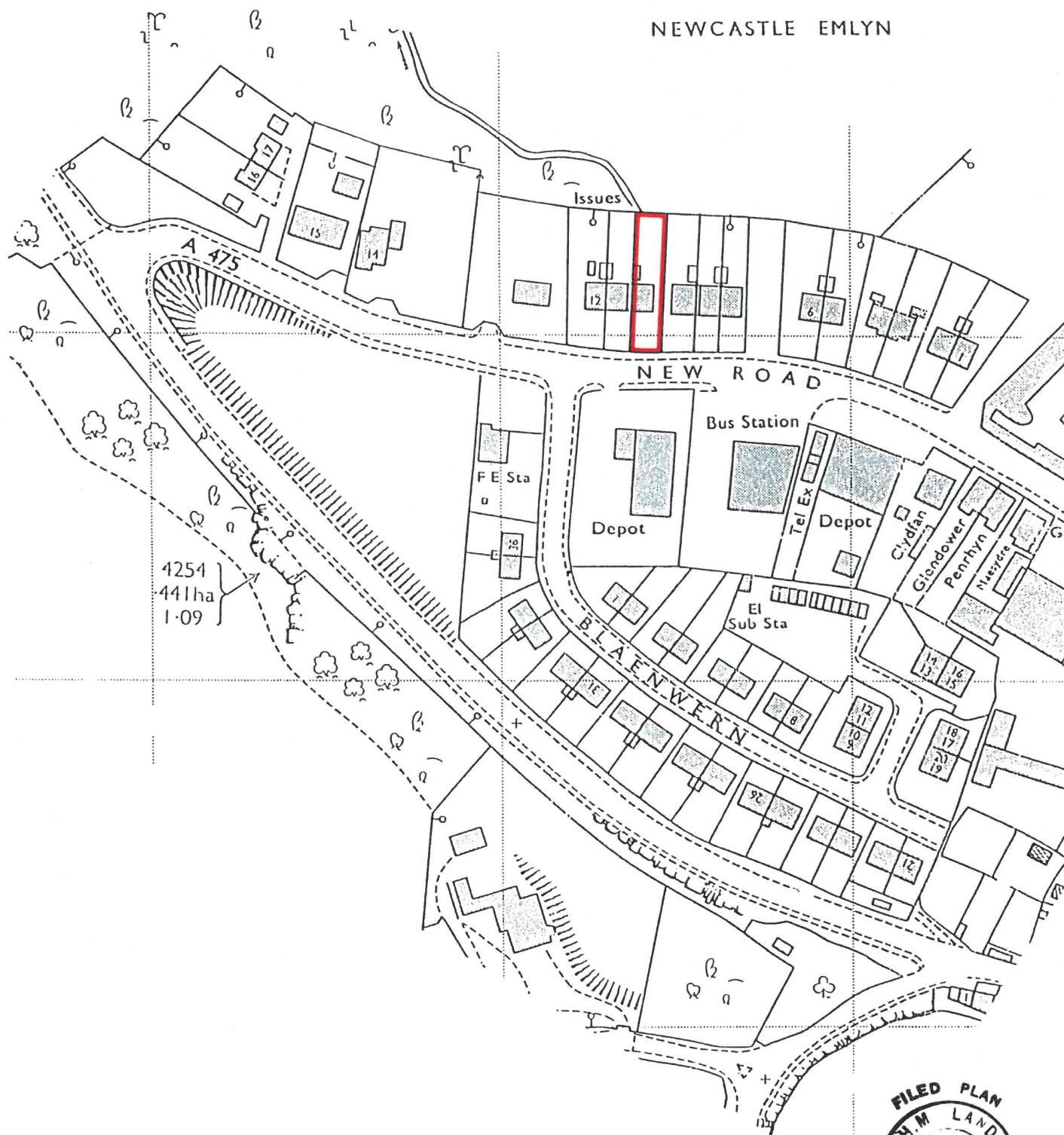
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating via a boiler and Rayburn, double glazing (UPVC double glazing to the front and aluminium to the rear), telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

LMT		TITLE NUMBER	
H.M. LAND REGISTRY		WA 850798	
ORDNANCE SURVEY PLAN REFERENCE	SN3040	SECTION A	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA CARMARTHENSHIRE / SIR GAERFYRDDIN			© Crown copyright



NEWCASTLE EMLYN



Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

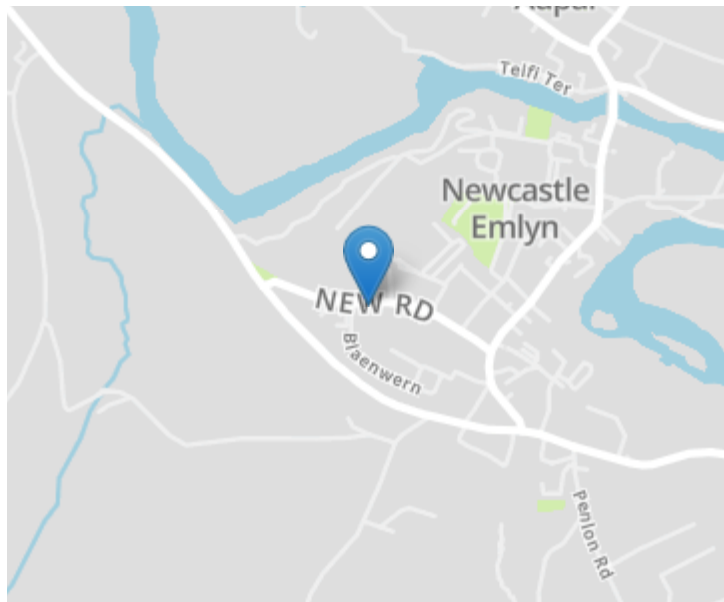
Any risk of coastal erosion? No

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 Town Centre proceed onto New Road by turning right adjacent to the Sgwar Public House. Continue along this road, passing the Cattle Market on your right hand side, and Cawdor Cars on your left. Opposite the Coop Supermarket Number 10 New Road will be located, as identified by the Agents 'For Sale'

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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