

*Attractive period property. 3 bed detached house set in spacious grounds - Capel Iwan, Newcastle Emlyn*



Llwynon, Capel Iwan, Newcastle Emlyn, Carmarthenshire. SA38 9LT.

£369,950

R/4833/SS

**\*\*A well presented 3 bed detached character property\*\*Rural Village location\*\*Lovely secluded position\*\*Popular semi-rural village of Capel Iwan nr Newcastle Emlyn\*\*Beautifully presented gardens to front and rear\*\*Private parking for 2-3 cars\*\*Detached garage and outbuildings \*Immaculately presented\*\***

Property comprises of - Front Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Rear Hallway, Boot Room, Utility Room, Walk-In Pantry, Downstairs W.C. First Floor - Landing, 3 Double Bedrooms, Family Bathroom. Second Floor - Attic Space/Hobby Room

The property is positioned close to the centre of the village of Capel Iwan being an attractive and popular village location, in close proximity to the Market town of Newcastle Emlyn which is some 5 minutes drive from the property. Newcastle Emlyn offers a range of facilities including local and national retailers, cafes, bars, restaurants and places of worship, primary and secondary schools, excellent public transport. The Cardigan Bay coastline is some 20 minutes drive to the West and the strategic town of Carmarthen is a 30 minutes drive to the South offering a wider range of facilities including national rail network and access to the M4.



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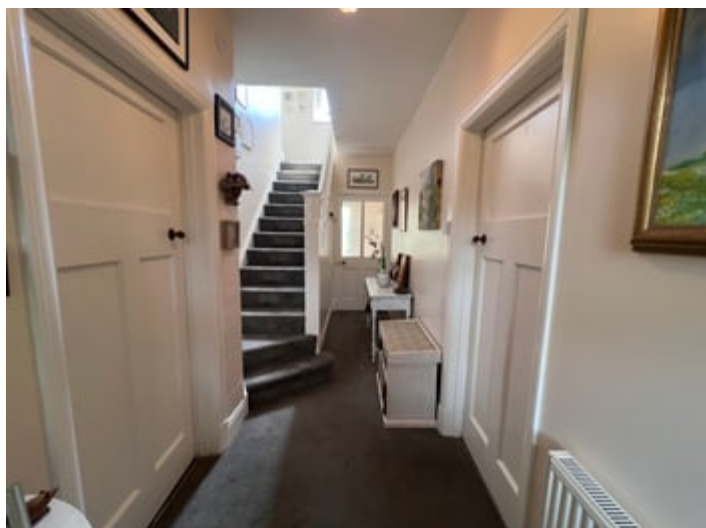
## Entrance Porch

Original tiled flooring, part tiled walls, stained glass door with matching side window opens into:



## Hallway

Stairs to first floor, radiator, door to rear lobby, doors opening to:



## Living Room

3.7m x 3.48m (12' 2" x 11' 5") Wood burning stove set in attractive fireplace with tiled surround and hearth, double glazed window to the front, Parquet wood block flooring, arched recesses, radiator.





## Dining Room

3.45m x 3.25m (11' 4" x 10' 8") Attractive fire surround, Parquet wood block flooring, double glazed window to front, arched recesses, archway leads into:



## Kitchen

3.76m x 3.25m (12' 4" x 10' 8") Fitted with a range of modern wall and base units with wooden worktops above, single drainer ceramic sink unit, space for range cooker with LPG gas connection, extractor hood over, space for fridge/freezer, part tiled walls, quarry tiled flooring, double glazed window to the rear overlooking the garden, double glazed window to the side, radiator, door opening to:







## Rear Hallway

Doors leading to utility, boot room/ back porch, downstairs cupboard and hallway



## Utility Room

2.6m x 2.24m (8' 6" x 7' 4")



## Walk In Pantry

Shelving, door opening to;





**Cloakroom**

WC, vanity wash hand basin, continued quarry tiled flooring, part tiled walls, frosted double glazed window to the side.



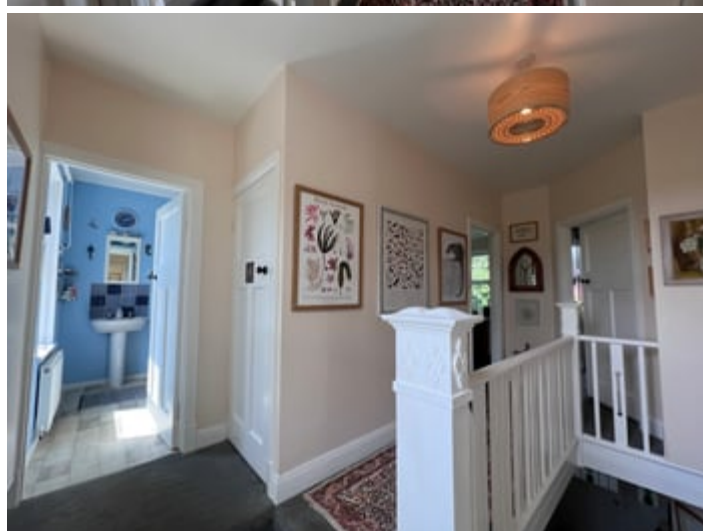
**Boot Room**



## FIRST FLOOR

### Landing

Double glazed window to the rear, views to garden and countryside, door to stairs leading to loft room, doors opening to:



### Bedroom 1

4.95m x 3.84m (16' 3" x 12' 7") Double bedroom, with two double glazed windows to the front, radiator, multiple sockets.





### Bedroom 2

3.94m x 2.9m (12' 11" x 9' 6") Double bedroom with double glazed windows to the front and side, radiator, multiple sockets, understairs storage cupboard.

### Bedroom 3

3.38m x 2.62m (11' 1" x 8' 7") Double bedroom with double glazed window to the rear, beautiful views over the garden and countryside, radiator, multiple sockets.





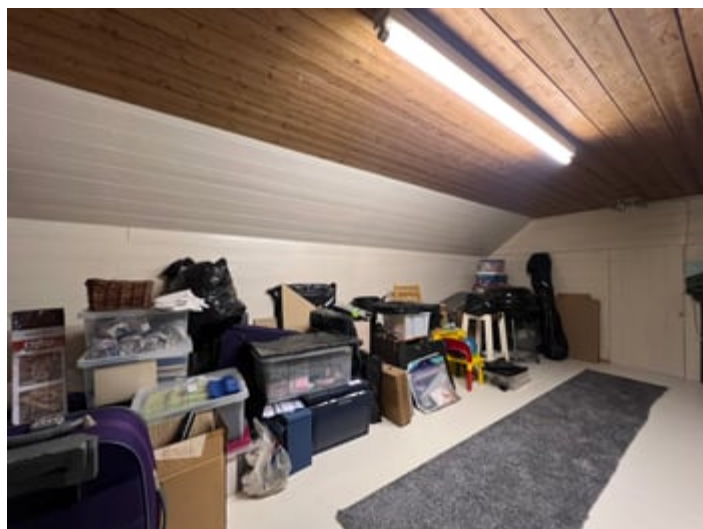
### Bathroom

3.3m x 2.41m (10' 10" x 7' 11") Bath with shower over, pedestal wash hand basin, period tiled splash back, WC, built in airing cupboard with radiator, double glazed window to the rear, radiator.



### Attic Room/Hobby room

5.2m x 3.7m (17' 1" x 12' 2") Spacious attic with various potential uses. Boarded with potential for converting subject to the necessary planning permission.



### EXTERNALLY



## To Rear



The property is set within a spacious plot and enjoys well maintained front and rear gardens, both boasting a variety of shrubs and perennials. Ample off road parking to the side of the property leading to the detached garage. There is access to the rear via both sides of the property. The rear garden boasts a vibrant and plentiful garden complete with a small pond, waterfall and lawn. To the side there are raised beds, suitable for growing vegetables. Adjoining the house is a sun-drenched patio area with seating space. The rear garden provides access to the garage/workshop, tool and wood store,



outside W.C. and timber shed/studio space and lean to greenhouse.





Detached Garage





## Shed/Studio Space



## Lean-to Greenhouse



## To Front

The property can be found on a private lane just off the centre of the village. There are a variety of mature shrubs providing an attractive front garden area, complete with a veranda off the front of the house in keeping with the original character of the property. The parking is to the side of the property leading to the garage.







## **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.

## **VIEWING**

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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## **Services**

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating with external Grant combi boiler installed in 2017.

Council Tax Band F

Tenure - Freehold.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 192.8 m<sup>2</sup> (2,075 sq.ft.) approx



**Outbuilding**



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway.

**Heating Sources:** Central. Oil. Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**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, bear right. Take the first right again into the centre of the village. The property is located down a private track to your right, passing the cemetery on your left. The property can be found on your left hand side.

## 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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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