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RICS



Since 1989

Immaculately presented 3 bed semi detached property situated on a spacious plot with private parking. Waungilwen Near Newcastle Emlyn.



Brynawelon 3 Stad Y Waun, Waungilwen, Newcastle Emlyn, Ceredigion. SA44 5YH.

Ref R/4011/ID

£250,000

****Perfect Family Home !**b>Immaculately presented and recently refurbished 3 bed semi detached property**Situated on a spacious plot with large front and rear garden**Located in the popular semi rural village of Waungilwen Near Newcastle Emlyn**Recently modernised to a good standard**Only a 5 minute drive from the popular Market town of Newcastle Emlyn**Rear garden workshop**Private parking**Double glazing throughout**Oil Fired central heating****

The property comprises of Ent Hall, Lounge, Kitchen/Dining Room, Utility Room, Shower Room. To the First Floor - Landing, 3 Double Bedrooms, Main Shower Room.

The property is situated within the semi rural village of Waungilwen being on the fringes of the larger Market town of Newcastle Emlyn. The village offers a nearby primary school, village shop and post office, fish and chip shop, places of worship, recreational facilities. Newcastle Emlyn offers a great level of High Street offerings, mini supermarket, secondary school, excellent leisure facilities, local cafes, bars and restaurants. Carmarthen and the M4 motorway is within some 30 minutes drive of the property and the Cardigan Bay coastline with their Blue Flags beaches are also within some 30 minutes drive.



GROUND FLOOR

Entrance Hall



13' 2" x 5' 8" (4.01m x 1.73m) via half glazed composite door with fan light above, engineered Oak flooring, stairs to first floor, central heating radiator. Door into -

Lounge

17' 8" x 11' 8" (5.38m x 3.56m) with double glazed window to front and rear, exposed ceiling beams, 2 central heating radiators, fireplace and surround, TV point, multiple sockets.

Kitchen/Dining Room



13' 2" x 11' 6" (4.01m x 3.51m) with a range of Oak fronted base and wall cupboard unit with formica working surfaces above, space for electric cooker with pull out extractor fan, stainless steel single drainer sink with mixer tap, slate effect tile flooring, larder cupboard unit, central heating radiator, spot lights to ceiling, double glazed window overlooking rear garden.

Utility Room

13' 3" x 8' 4" (4.04m x 2.54m) with plumbing for automatic

washing machine and dishwasher, Worcester oil fired combi boiler, space for tall fridge freezer, double glazed window to front, laminate flooring, central heating radiator, glazed door to rear.



Shower Room

8' 2" x 3' 4" (2.49m x 1.02m) a modern white suite comprising of an enclosed shower unit with electric shower above, dual flush w.c. tiled walls, frosted window to rear, stainless steel heated towel rail, extractor fan.



FIRST FLOOR

Landing

5' 7" x 10' 2" (1.70m x 3.10m) with double glazed unit window to front, access hatch to Loft. Door into airing cupboard.

Master Bedroom 1

13' 0" x 11' 7" (3.96m x 3.53m) with double glazed window to rear, central heating radiator.



Double Bedroom 2

11' 9" x 11' 8" (3.58m x 3.56m) double glazed window to rear, central heating radiator.



Double Bedroom 3

8' 0" x 8' 8" (2.44m x 2.64m) with double glazed window to front with lovely country views, central heating radiator.





Modern Shower Room

8' 1" x 5' 8" (2.46m x 1.73m) a recently installed 3 piece suite comprising of a corner shower unit with mains shower above, dual flush w.c. Gloss white vanity unit with inset wash hand basin, illuminous mirror unit, pvc lined walls, frosted window to front, stainless steel heated towel rail, extractor fan.



EXTERNALLY

To the Rear





To the rear is a large enclosed south facing garden which is mostly laid to lawn with patio laid to slabs. Vegetable Patch, raised flower beds.

Pathway leading to -

Garden Shed/Workshop

Constructed of single block construction under a box profile roof and offers a great workshop space.



To the Front

Large lawned forecourt with side driveway with parking for several cars.



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.

Council Tax Band C. (Carmarthenshire).

Directions

From Newcastle Emlyn take the Carmarthen road passing CK Supermarket and head out passing through the village of Pentrecagal. Further ahead there is a sharp bend with a turning sign posted Drefach Velindre. Follow this road which leads you to Waungilwen. As you enter the village you will see a row of ex-authority properties on your right hand side and this is the 3rd property from the end.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	