

Regulated by:



**RICS**



Since 1989

*A most appealing and substantial 5 Bed (4 Bath) Detached Bungalow Residence. Sought after residential locality. Outskirts of Teifi Valley Market town of Newcastle Emlyn.*



**Golygfa Hyfryd, Carmarthen Road, Newcastle Emlyn, Carmarthenshire. SA38 9DA.**

**Ref R/4075/ID**

**£425,000**

**\*\*A most appealing and substantial 5 Bed (4 Bath) Detached Bungalow Residence\*\*Recently modernised and re-decorated\*\*Ideal as Two Generational/Family Home\*\*Garage\*\*Pleasant easily maintained grounds\*\*Lovely view over the Teifi Valley and surrounding countryside\*\*20 mins drive Cardigan Bay Coast and equi distant to Carmarthen and the link road to the M4 Motorway\*\***

**\*\*A WELL PROPORTIONED PROPERTY WHICH HAS TO BE VIEWED INTERNALLY TO BE APPRECIATED\*\***

Provides Ground Floor Conservatory, Impressive Rec Hall, Lounge, Spacious Kitchen/Dining Room, Utility Room, Double Bedroom with En Suite Bathroom, 2nd Bedroom. Family Shower Room. To the First Floor - Family Bathroom, 3 Bedrooms (1 with En Suite Shower Room). Integral Good Sized Garage. Extensive lawned forecourt, private drive, rear enclosed/walled in patio and lawned garden area.

Prestigious location on the outskirts of the popular Market town of Newcastle Emlyn, set back off the main A484 Carmarthen road. A walking distance of a comprehensive range of shopping and schooling facilities. Carmarthen and the link road to the M4 motorway lies within some 20 minutes drive and an equi distance to the Cardigan Bay coast with its several popular sandy beaches.



**GENERAL**

The spaciouly proportioned accommodation is well suited as a two generational or family home if desired. Provides viz :

**Conservatory**

13' 10" x 10' 3" (4.22m x 3.12m) 13' 10" x 10' 3" (4.22m x 3.12m) in upvc double glazing with tiled floor and central heating radiator.

**Impressive Reception Hall**

23' 8" x 14' 10" (7.21m x 4.52m) with recently installed Grey LVT flooring, central heating radiator, large walk in airing cupboard with central heating radiator. Dog leg staircase rising to first floor.



**Front Lounge**

20' 2" x 16' 6" (6.15m x 5.03m) with a centrally positioned fireplace with ornate surround, 2 central heating radiators. TV point, coving to ceilings. (Door to conservatory). 6ft patio door to front garden.





### Spacious L Shaped Kitchen/Dining Room

25' 8" x 18' 2" (7.82m x 5.54m) (max) with tiled floor, 6ft French door to rear garden, 2 central heating radiators. The kitchen is fitted with a wide range of Oak fronted base and wall cupboard units with Formica working surfaces, single drainer sink unit with mixer taps, a new eye level Hotpoint double oven, 4 ring ceramic hob unit with cooker hood, dishwasher, part tiled walls, ceiling down lighters. Space for 6 seater dining table.





### Utility Room

11' 0" x 7' 8" (3.35m x 2.34m) with tiled floor, central heating radiator, fitted range of base cupboards. Stainless steel single drainer sink unit (h&c) appliance space with plumbing for automatic washing machine, houses the Worcester Heatslave oil fired central heating combi boiler. Rear exterior door. (Door to Integral garage).



### Shower Room

12' 0" x 6' 4" (3.66m x 1.93m) with tiled floor and tiled walls. Having a white suite comprising of an enclosed shower unit with power shower above, pedestal wash hand basin, low level flush w.c., central heating radiator. frosted window to rear. Half tiled walls. LVT flooring, extractor fan, spot lights to ceiling.



### Rear Bedroom 1

15' 7" x 11' 8" (4.75m x 3.56m) with double glazed window to rear, central heating radiator.



### En Suite Bathroom

9' 6" x 7' 7" (2.90m x 2.31m) with tiled floor and tiled walls, having a 3 piece white suite comprising of a corner bath, pedestal wash hand basin, low level flush w.c. Frosted window to rear, extractor fan, spot lights to ceiling.



### Rear Double Bedroom 2

14' 8" x 10' 7" (4.47m x 3.23m) with central heating radiator, double glazed window to rear, Grey LVT flooring.



## FIRST FLOOR

### Centrally Positioned Galleried Landing

Approached via dog leg staircase from the reception hall, central heating radiator, velux window.



### Bathroom

12' 2" x 5' 2" (3.71m x 1.57m) with tiled floor and tiled walls, Provides a white suite with a panelled bath, pedestal wash hand basin and low level flush w.c. Central heating radiator. Extractor fan. Velux window.



### Double Bedroom 3

17' 0" x 13' 4" (5.18m x 4.06m) with velux window, 2 central heating radiators, under eaves access. Door through to -





#### Bedroom 4 (nursery/Study)

10' 9" x 8' 1" (3.28m x 2.46m) with front dormer window and outstanding views. Central heating radiator.

#### En Suite Shower Room

10' 2" x 6' 1" (3.10m x 1.85m) with tiled floor and tiled walls. Central heating radiator. Pedestal wash hand basin with mirror over, low level flush toilet and corner shower unit with mains shower above. Central heating radiator.



#### Double Bedroom 5

15' 2" x 10' 3" (4.62m x 3.12m) plus large alcove, central heating radiator. Dormer window to front with outstanding views over the Teifi Valley.



#### EXTERNALLY

##### To Front

Presscrete driveway and forecourt with ample turning and parking space for several vehicles. Spacious front lawned

forecourt with post and rail fencing to boundary.

Presscrete paths surround the bungalow. Leads to -



**Integral Garage**

22' 3" x 12' 3" (6.78m x 3.73m) with up and over door.

**To the Rear -**

Comprising of lovely south facing enclosed space with recently installed composite Grey patio area, raised lawned area with olive trees and with flower and shrub beds. Patio area laid to slabs. Oil storage tank.





## **TENURE**

The property is of Freehold Tenure.

## **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**

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Double Glazing.

Council Tax Band F (Carmarthenshire County Council).

## **Directions**

On leaving the town of Newcastle Emlyn on the A484 Carmarthen road. As you leave the town this will be the last of the properties you will see on the right hand side identified by the Agents for sale board.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	