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RICS



Since 1989

An immaculately presented 2 bed semi detached home. Perfect 1st time property. Adpar Near Newcastle Emlyn.



47 Derwen Gardens Adpar, Newcastle Emlyn, Ceredigion. SA38 9PS.

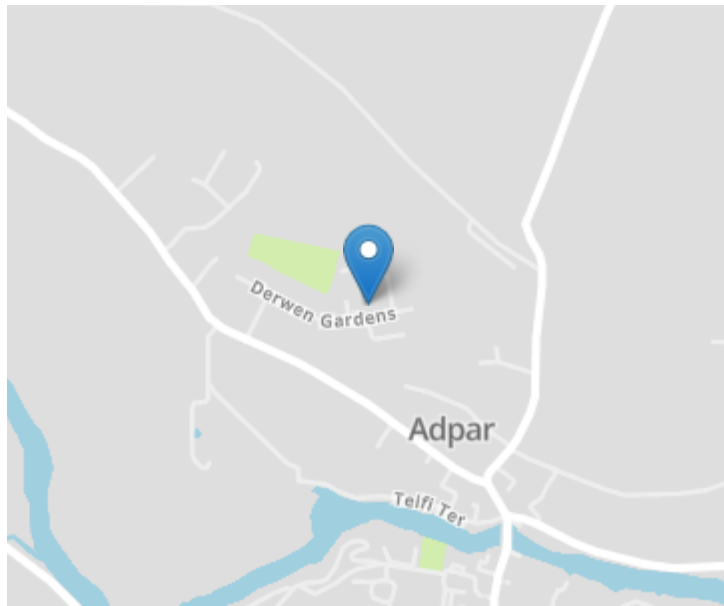
Ref R/3922/ID

£175,000

****Attention 1st time buyers**Perfect First Property**Immaculately presented 2 bed semi detached property**Located on the edge of Newcastle Emlyn town**Recently renovated to a good standard**Off road private parking and rear garden**Full double glazing and oil fired central heating**Attached Garage with automatic roller door**5 minute walk to Newcastle Emlyn town centre****

The property comprises of Ent Hall, Front Lounge, Rear Kitchen/Diner. First Floor - 2 Double Bedrooms, Family Bathroom.

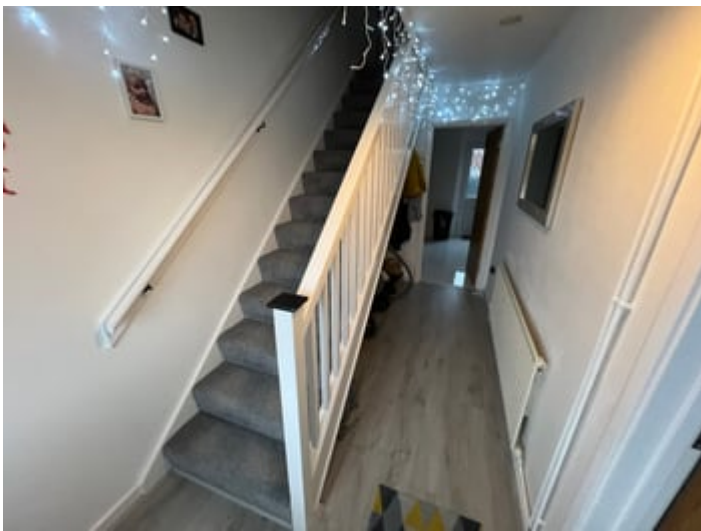
The property is situated in the village of Adpar being on the fringes of the Market town of Newcastle Emlyn with a wealth of High Street offerings, primary and secondary schooling, excellent leisure facilities, cafes, bars and restaurants. Excellent public transport connectivity and close to the doctors surgery.



GROUND FLOOR

Entrance Hall

5' 9" x 4' 0" (1.75m x 1.22m) via half glazed upvc door with glazed side panel, central heating radiator, laminate flooring. Stairs to first floor.



Front Lounge

11' 10" x 18' 7" (3.61m x 5.66m) with double glazed window to front, central heating radiator, laminate flooring.



Kitchen/Dining Room

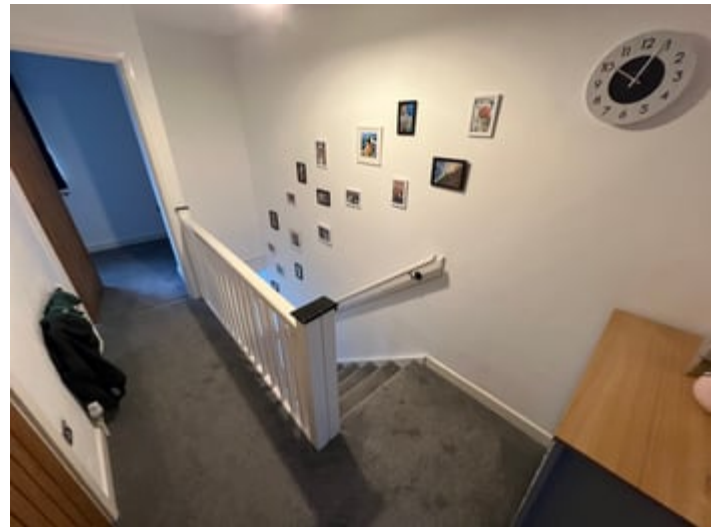
14' 7" x 9' 8" (4.45m x 2.95m) a brand new kitchen comprising of modern Grey base and wall cupboard units, Minerva working surfaces above, eye level 'Neff' oven and grill, 4 ring 'Neff' induction hob with stainless steel splash back and extractor hood, inset 1½ drainer sink with mixer tap, plumbing for automatic washing machine, space for tumble dryer, space for American fridge freezer, larder cupboard units, ceramic tiled flooring, central heating radiator, half glazed upvc door to rear, double glazed window to rear.



FIRST FLOOR

Central Landing

6' 0" x 10' 6" (1.83m x 3.20m) with central heating radiator, loft hatch to partly boarded loft, door into airing cupboard.



Front Master Bedroom 1

17' 5" x 9' 5" (5.31m x 2.87m) with central heating radiator, double glazed window to front with nice views towards Newcastle Emlyn and over countryside.





Rear Double Bedroom 2

14' 1" x 11' 2" (4.29m x 3.40m) with double glazed windows to rear, central heating radiator.



Modern Family Bathroom

8' 3" x 5' 6" (2.51m x 1.68m) with a White suite comprising of panelled insulated bath with mains Rainfall shower above, vanity unit with inset wash hand basin, low level flush w.c. heated towel rail, fully tiled walls and floor, extractor fan, frosted window to rear.



EXTERNALLY

To the Rear

A small low maintenance rear garden laid to golden

chippings, storage Outhouse.



To the Front

Front forecourt laid to lawn, tarmac driveway with parking for 1 car leadign to the -




Garage

24' 6" x 11' 7" (7.47m x 3.53m) with a newly installed electric roller door, upvc door to front, electric and water connected. Worcester oil fired boiler. Hardwood door to rear garden.



the left and the property will be on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDRY 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

The property benefits from Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Council Tax Band B.

Tenure : Freehold.

Directions

From Newcastle Emlyn town centre head north on the A475 over the bridge bearing left sign posted Aberporth. Take the immediate left hand turning onto Lloyds Terrace. Proceed for approximately 250 yards and you will see the entrance to Derwen Gardens on the right hand side. Follow this road up to the T Junction. Take a right turning and follow the road to