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RICS



Since 1989

A well positioned end of terrace house on a generous plot with parking and garage. Newcastle Emlyn, West Wales



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

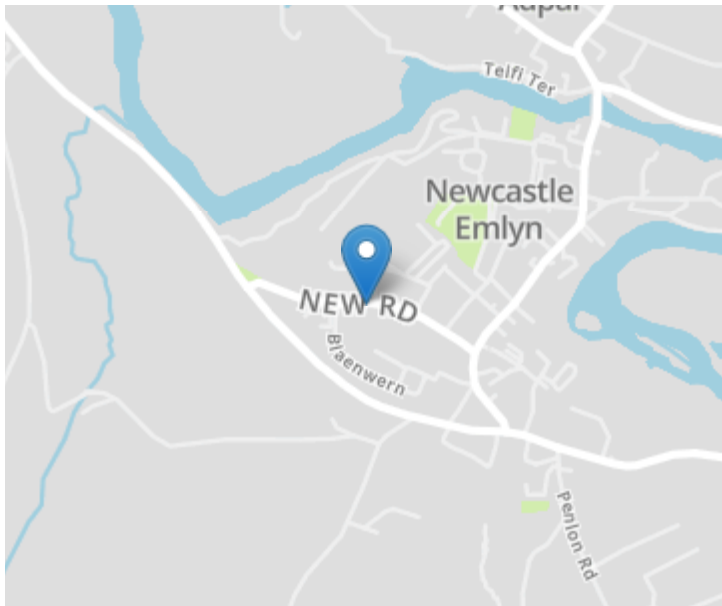
REF: R/3727/LD

£225,000

*** No onward chain *** Centre of Town position *** A deceptive and well presented 3 bedroomed end of terrace house *** Valuable and generous tarmacadamed gated driveway *** Large 'L' shaped garage/workshop *** Modern kitchen and bathroom *** Oil fired central heating, double glazing and good Broadband speeds available *** Newly decorated throughout

*** Generous plot within the Town - Low maintenance to the front and rear *** Garden shed, outside w.c. and patio area

*** Nicely positioned opposite the Coop Supermarket and within level walking distance to all Town amenities - Especially Emlyn Secondary School *** The perfect Family home - Viewings highly recommended



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 Town of Carmarthen and the M4 being a 30 minute drive from the property.

GENERAL DESCRIPTION

The property itself is a traditionally constructed and well appointed property offering deceptively spacious accommodation. The property is a 3 bedroomed end of terrace house, being recently refurbished, with a modernised bathroom and kitchen. The property benefits from a recently fitted external oil fired central heating boiler with UPVC double glazing and good Broadband speeds available.

Externally it boasts valuable off street gated parking with parking to the front and rear of the property with low maintenance grounds with a patio area to the rear. The garage has also been extended to now offer a large workshop space with double door access.

The accommodation is nicely presented and would offer the perfect Family home. The accommodation at present offers more particularly the following.

THE ACCOMMODATION

FRONT PORCH

Being newly built and of UPVC construction.

RECEPTION HALL

With staircase to the first floor accommodation with understairs storage cupboard, radiator, laminate flooring.



LIVING ROOM

13'8" x 13'4", with large picture window enjoying views over the front garden, modern fireplace with a Real Flame effect fire, radiator.



KITCHEN

19'7" x 9'7", being a modern oak kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, electric cooker with extractor hood over, tiled flooring, large pantry cupboard.



FIRST FLOOR

LANDING

With access to the loft space with the possibility of further accommodation (subject to consent).

BATHROOM

A fully tiled modern suite with walk-in double shower cubicle, fully fitted vanity unit with wash hand basin, low level flush w.c., radiator.



REAR BEDROOM 1

13' x 9'8", with radiator.



FRONT BEDROOM 2

13'8" x 12'8", with radiator.



FRONT BEDROOM 3

9'7" x 9', with radiator.



EXTERNALLY

OUTHOUSES

Comprising of



OUTSIDE W.C.

With low level flush w.c.

GARDEN/STORE SHED

10' x 5'6".

WORKSHOP/GARAGE

32' x 11', being 'L' shaped, with a useful range of work benches, up and over garage door, two double doors opening onto the parking area.



WORKSHOP/GARAGE (SECOND IMAGE)



GARDENS

The property enjoys an extensive plot with low maintenance front and rear gardens laid to gravelled and patio areas and having mature hedges and flower borders. In all a low maintenance property in a great edge of Town location.

FRONT GARDEN



PATIO AREA



PARKING AND DRIVEWAY

A valuable tarmacadamed driveway to the side of the property with ample parking area.



FRONT OF PROPERTY



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'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

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 12 New Road will be located, as identified by the Agents 'For Sale' board.

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		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 