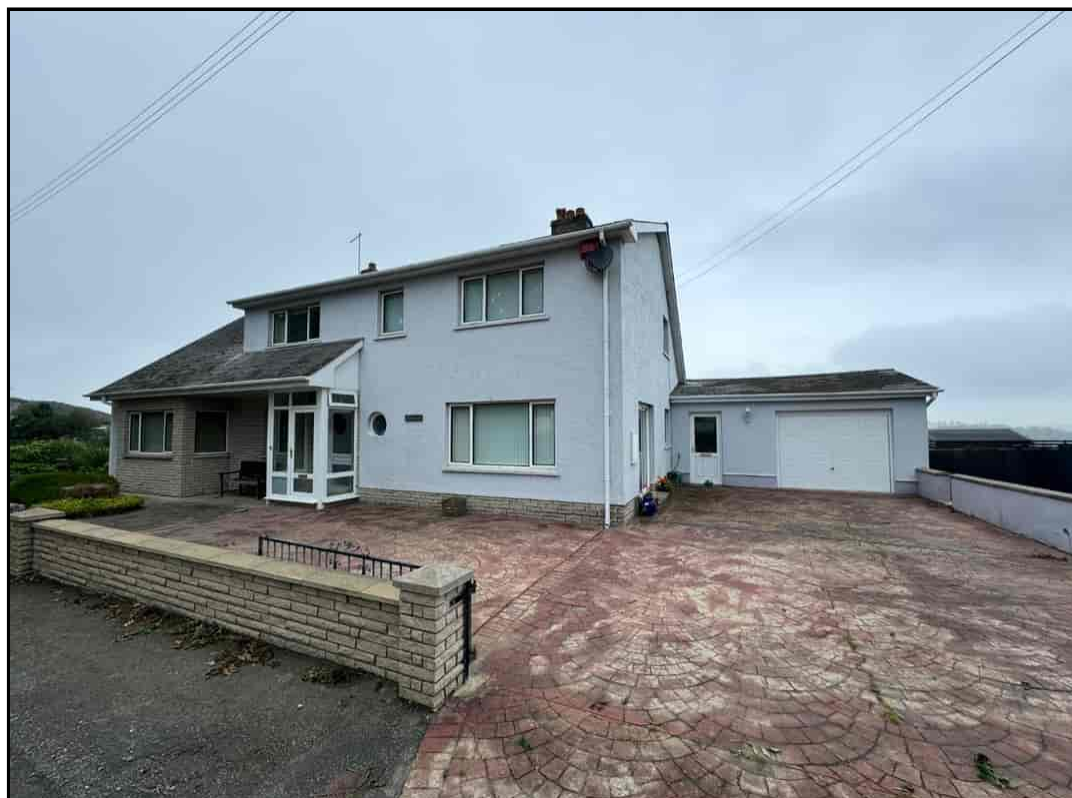


Spacious 3 Bed Detached Dwelling. Near Newcastle Emlyn - West Wales.



Murmur Y Ceri, Blaen-Cil-Llech, Newcastle Emlyn, Ceredigion. SA38 9EP.

£339,000

Ref R/4323/RD

****Spacious 3 bed detached dwelling**Good standard of living accommodation**Off road parking**Private gardens**Feature lounge and conservatory**Potential for 4th bedroom**Useful Garage**Wonderful countryside outlook**2 Bathrooms**5 minutes drive to Newcastle Emlyn**A GREAT FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated on the fringes of the Market town of Newcastle Emlyn which offers a good level of local amenities and services including doctors surgery, primary and secondary schools, excellent leisure facilities, traditional High street offerings, supermarkets and good public transport connectivity. The Cardigan Bay coastline is within a 20 minutes drive of the property. Carmarthen and the M4 is less than 45 minutes drive.



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GROUND FLOOR

Front Entrance Porch

via upvc glass panel door and side windows, tiled flooring.



Reception Hallway

17' 8" x 7' 2" (5.38m x 2.18m) accessed via glass panel door and side, 2 windows to front, understairs cupboard. Separate airing cupboard.



Ground Floor Shower Room

5' 9" x 7' 6" (1.75m x 2.29m) recently refurbished with 1200mm side walk in shower, single wash hand basin, vanity unit, w.c. heated towel rail, tiled flooring.



Lounge

14' 2" x 30' 9" (4.32m x 9.37m) with a large family living room accessed via double glass doors from the entrance hallway with fire surround and hearth with gas fire, rear patio door with views and access to rear balcony area, 2 radiators, multiple sockets, TV point, sliding patio doors into -





Conservatory

8' 9" x 12' 3" (2.67m x 3.73m) with upvc windows to all sides enjoying countryside views, front and rear aspect doors to balcony and garden space, tiled flooring.



Dining Room

10' 7" x 13' 4" (3.23m x 4.06m) accessed from the lounge and separately from the kitchen with space for 6+ persons table, rear window with views, multiple sockets, radiator.

Connecting door into -



Kitchen

13' 7" x 13' 8" (4.14m x 4.17m) (Also accessible from the hallway) with range of Cream base and wall units, Electrolux oven and grill, electric hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap with rear window with

views, wood effect worktop, space for 6+ persons table, oil Rayburn (for hot water use). Connecting door to -



Snug/Sitting Room

13' 2" x 14' 3" (4.01m x 4.34m) (Having potential for additional bedroom space) with feature fire with marble surround, sliding patio door to side garden and parking areas, window to front, multiple sockets, TV point.



Utility Room

6' 8" x 13' 7" (2.03m x 4.14m) accessed from the kitchen area with base and wall units, stainless steel sink and drainer with mixer tap, tiled flooring, rear windows and door to garden, dishwasher connection point. Houses the oil boiler.

Connecting door to -



Garage

18' 4" x 19' 0" (5.59m x 5.79m) a large garage space with electric up and over door to front, pedestrian door to front, side window, multiple sockets, range of shelving.

Corner w.c. with side window.



FIRST FLOOR

Landing

With airing cupboard, 2 velux roof lights over, underneath storage, radiator.



Front Bedroom 1

14' 4" x 13' 0" (4.37m x 3.96m) a double bedroom with window to front, multiple sockets, radiator.





Bathroom

8' 1" x 9' 3" (2.46m x 2.82m) with panelled bath, single wash hand basin, w.c. radiator, fully tiled walls.



Front Bedroom 2

14' 2" x 13' 3" (4.32m x 4.04m) a double bedroom, window to front, multiple sockets, radiator.



Bedroom 3

13' 9" x 15' 6" (4.19m x 4.72m) a double bedroom, window to side enjoying countryside views, multiple sockets, radiator,

under eaves storage.



EXTERNALLY

To the Front

The property is approached from an adjoining county road into a private parking space for 3+ cars to park. Access to garage. Side footpaths to -



Side Garden

Recently replanted to provide additional seating place, enjoying distant views over the countryside with mature planting to borders. Footpath leading to rear garden area.



Additional side garden

With mature planting running to the side of the conservatory and enjoying views over the countryside.



To the Rear

Footpath leading through to Garden Shed.

Steps leading down from the Utility and Kitchen areas to rear patio with raised balcony connecting the conservatory and lounge areas. Steps down to a feature seating area with ample barbecue and hot tub space overlooking the adjoining countryside.



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

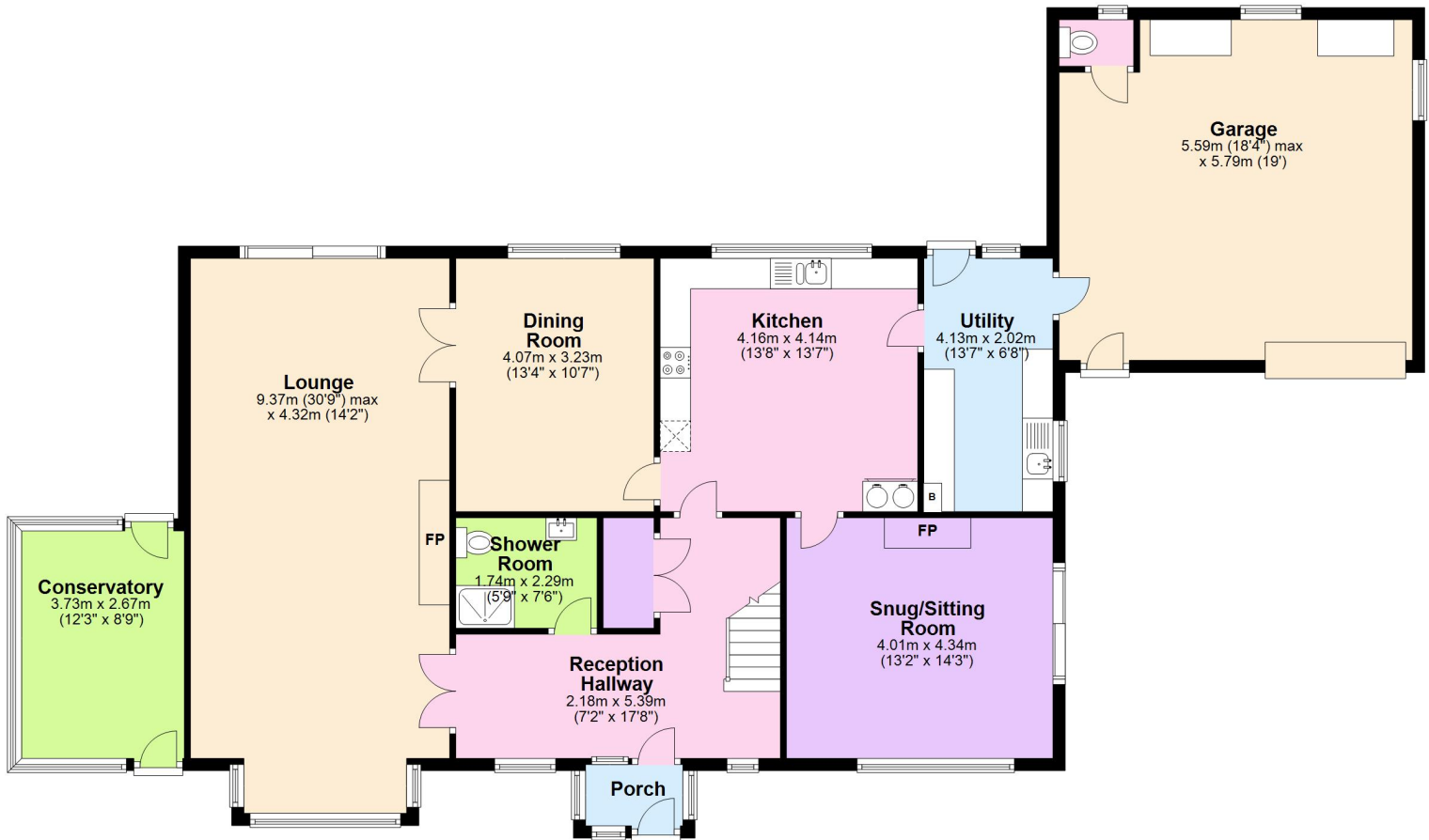
The property benefits from mains water and electricity. Private drainage. LPG Gas central heating.

Council Tax Band - E

Freehold - Tenure.

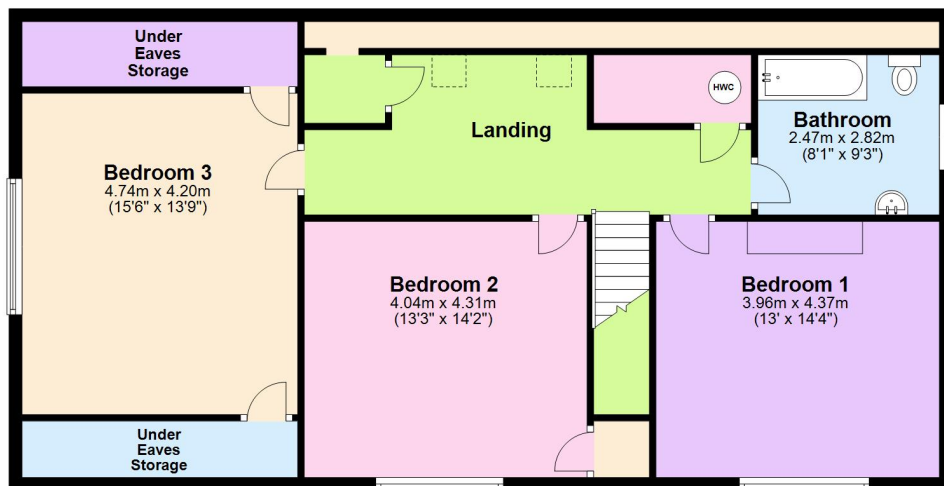
Ground Floor

Approx. 152.8 sq. metres (1644.5 sq. feet)



First Floor

Approx. 99.4 sq. metres (1069.7 sq. feet)



Total area: approx. 252.2 sq. metres (2714.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Murmur Y Ceri, Blaen-Cil-Llech, NEWCASTLE EMLYN

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (55)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

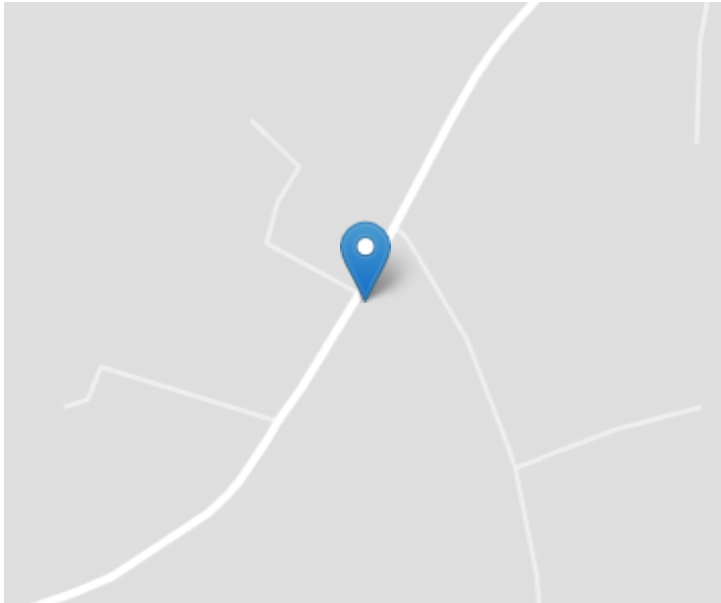
Any risk of coastal erosion? No

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 north on the B4571 sign posted Ffostrasol through the village of Adpar, climbing up the hill and on exiting the village proceed for another mile or so and after a long stretch you will go slightly down hill and the property is the first 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		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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 

For further information or to arrange a viewing on this property please contact :

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