



Brynteifi Penlon Road, Newcastle Emlyn, SA38 9HQ

£350,000

A substantial, well presented property enjoying stunning, panoramic views of the town, castle and countryside.

Situated on the edge of the quaint market town of Newcastle Emlyn. The property briefly comprises: Porch, Hallway, Living Room, Sitting/Dining Room, Inner Hall, Cloakroom/WC. Modern Kitchen/Breakfast Room, Three Bedrooms and a Modern Four Piece Bathroom. Benefiting from ample parking, integral garage, enclosed rear garden and oil central heating.

Situation

Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers residents and tourists a range of amenities include a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. Situated approx 10 miles south east of Cardigan and approx 17 miles north west of Carmarthen, the town is within easy reach of many local areas and attractions, including the West Wales coastline.

Directions

From Cardigan, continue on the A484 into Newcastle Emlyn. On entering Newcastle Emlyn turn right onto Penlon Road, passing the Glyn Nest nursing home on your right and proceed up the hill. Carry on up the hill and turn left at the hairpin turn and the property is located one but last on the left hand side.

Porch 2'3" x 7'11" (0.69m x 2.41m)

Double glazed windows to the front and side, door to:

Hallway 11'6" x 21'9" max (3.51m x 6.63m max)

Storage cupboard, doors to:

Living Room 13'6" x 14'7" max (4.11m x 4.45m max)



Double glazed sliding patio doors leading out to the raised patio area, enjoying far reaching views over Newcastle Emlyn and beyond. Multi fuel log burner with wooden plinth over, radiator, double doors to:

Dining / Sitting Room 12'4" x 12'6" (3.76m x 3.81m)



Tiled flooring, radiator, double glazed window to the rear. Door to:

Inner Hallway 3'9" x 4' (1.14m x 1.22m)

Door to the rear garden integral garage and to:

Cloakroom 5'6" x 4' (1.68m x 1.22m)

Low flush wc, pedestal hand wash basin, tiled flooring, double glazed window to the rear.

Kitchen/Dining Room 14'7" x 14'11" (4.45m x 4.55m)



A modern fitted kitchen with versatile space, with an opening to the dining area, a kitchen / diner/ family room space could easily be created, if desired.

The kitchen has a range of wall and base units with complimentary worktop surface over, inset sink unit and drainer, ceramic hob with extractor fan over, eye level oven, void and plumbing for washing machine, tiled splash back, island bar, tiled flooring and a further door to the garage.

Bedroom 1 10'4" x 18'2" (3.15m x 5.54m)



A large main bedroom with double glazed window to the rear, enjoying far reaching views, radiator.

Bedroom 2 9'3" x 12'7" (2.82m x 3.84m)



Double glazed window to the front, radiator.

Outside



The property is accessed via a tarmac driveway offering ample parking, and leading to the integral garage. To the front of the property and to the side there are raised beds and gates at either side leading to a lawned area or to a further tarmacked area to the right. The rear garden is laid to lawn with a hedge boundary, and offers access to the elevated seating area, offering a perfect vantage point to sit and enjoy the super far reaching countryside views.

Bedroom 3 13'6" x 10'4" max (4.11m x 3.15m max)



Built in cupboard, double glazed window to the rear also enjoying the views, radiator.

Bathroom 7'4" x 11'7" max (2.24m x 3.53m max)



A modern four piece suite with walk-in shower and screen, panel bath, low flush wc, pedestal hand wash basin, wall mounted mirror cabinet, heated towel rail, tiled flooring and walls, airing cupboard.

Integral Garage 20'6" x 9'11" max (6.25m x 3.02m max)

With light and power supply.

Services, etc

Services - Mains water, electricity and drainage. Oil central heating.

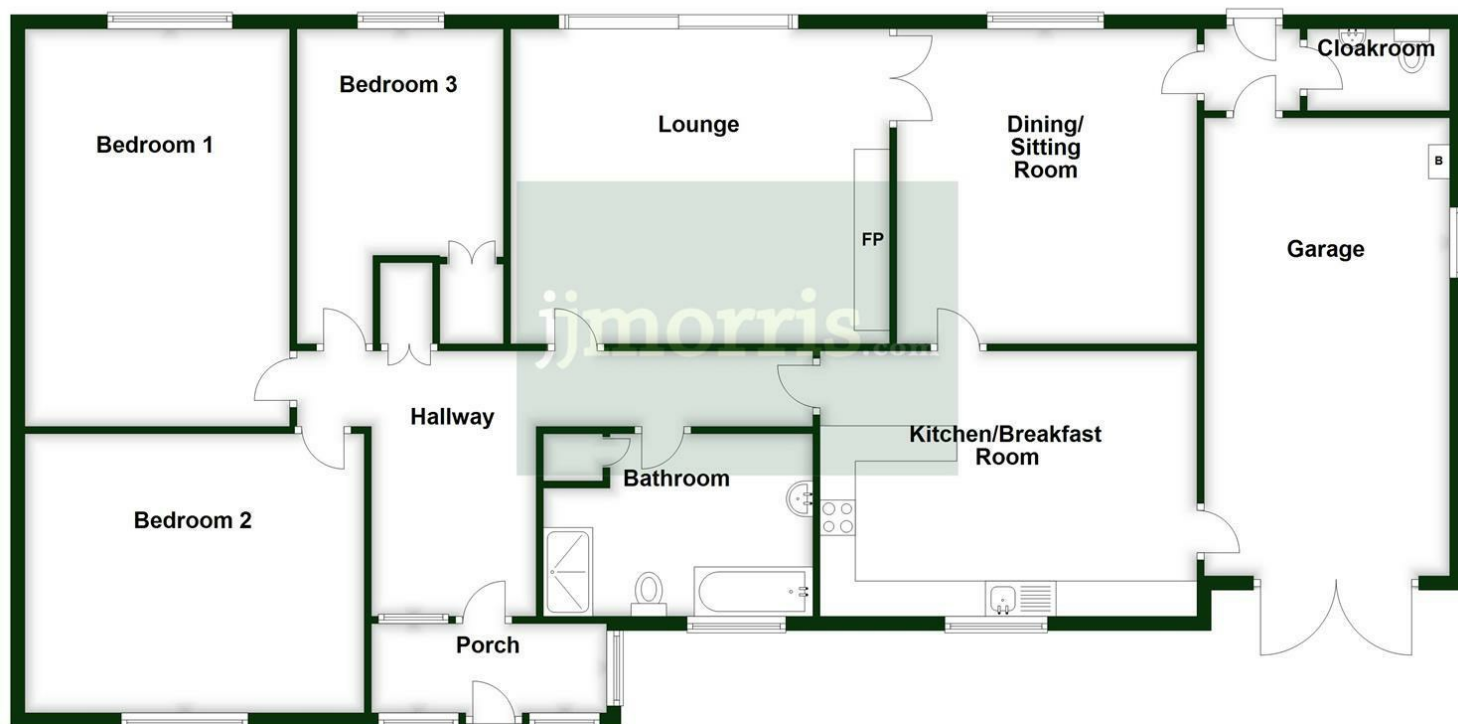
Local Authority - Carmarthenshire County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

Floor Plan

Ground Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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