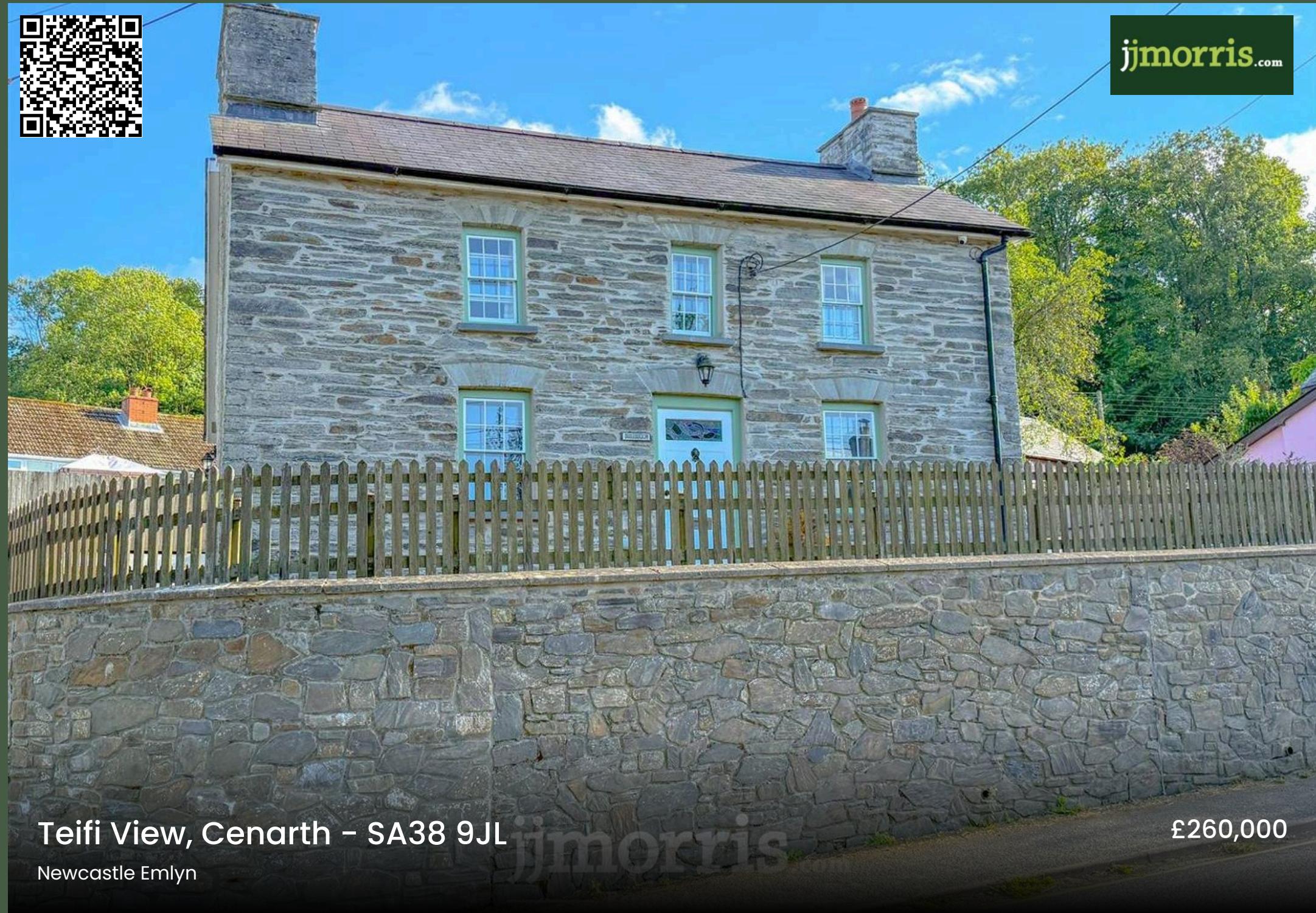




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**Teifi View, Cenarth - SA38 9JL**

Newcastle Emlyn

**£260,000**



## Teifi View

Cenarth, Newcastle Emlyn

Council Tax band: E

Tenure: Freehold

- A charming Grade II character cottage set in an elevated position overlooking the tranquil river
- Step inside to discover a cosy yet spacious living room, a well-appointed kitchen/diner ideal for entertaining, a practical utility room, and a four piece bathroom.
- Enjoying a generous plot with landscaped gardens and off-road parking, this idyllic home perfectly blends period features with modern convenience.
- Beautifully presented two-bedroom stone cottage





## Hall

Stairs rise off to the first floor, doors to:

### Living Room

Feature fireplace with inset wood burning stove with wooden mantle and slate hearth. Exposed beams, wall lights, radiator, window to the front.

### Kitchen/Diner

Having a range of wall and base units with complimentary work surface over, inset stainless steel sink unit with mixer tap and drainer, range cooker, tiled splash back, integrated dishwasher, plate rack, exposed stone work, tiled floor, exposed beams, window to the front, under stairs storage. Door to:

### Utility Room

Fitted with wall and base cabinets, worktop, inset stainless steel sink and drainer, tiled splash back, wooden stable door, window to the side, tiled flooring.

### Bathroom

Roll top bath, walk in shower enclosure, vanity units with hand wash basin, shelving and cupboards, window, w.c. Tiled flooring.

### First Floor

#### Landing

Split level landing with doors to:

#### Bedroom One

Two windows to the front elevation, radiator, vaulted ceiling, doors to:

#### Ensuite

Walk in shower enclosure, low flush w.c. Vanity unit with hand wash basin, tiled walls, Velux roof window, heated towel rail.



### **Eaves/Walk In Wardrobe**

With restricted head height, but offers scope for storage or wardrobe with radiator, window and door to:

### **Plant Room**

Housing the hot water cylinder.

### **Bedroom Two**

Vaulted ceiling with exposed beams, ornamental fire place, radiator, window to the front.

### **Eaves/Walk In Wardrobe**

With restricted head height, but offers scope for storage or wardrobe with radiator.

### **Externally**

The property is approached via a tarmac driveway which is shared with the neighbouring property and leads to a private parking area to the rear of the house. There is a good sized lawned garden to the side, with a timber shed and covered decked area.

### **Utilities & Services**

Heating Source: Services: Mains Electric: Oil-fired central heating Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Carmarthenshire County Council Council Tax: Band E What3Words: ///heckler.jokes.pouch

### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



## **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 5mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE Good outdoor, variable indoor Three Good outdoor O2 Variable outdoor Vodafone. Good outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





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