



**Brohedydd Capel Iwan Road, Newcastle Emlyn - SA38 9LR**

Newcastle Emlyn

**£525,000**



## Brohedydd Capel Iwan Road

Newcastle Emlyn, Newcastle Emlyn

A smallholding with 3.65 acres or thereabouts situated in Capel Iwan, on the outskirts of Newcastle Emlyn. The property comprises a detached bungalow with accommodation being a hall, living room, dining room, kitchen/breakfast room, rear lobby, utility room and w.c. There is also internal access to the integral garage and rear boot room. Accessed off the main hall, there are three bedrooms and a family bathroom. Externally, there is parking to the front with lawned gardens, garage/stable block and storage sheds.

- Smallholding with 3.65 acres or thereabouts.
- Situated in Capel Iwan, on the outskirts of Newcastle Emlyn
- There is Parking to the Front with Lawned Gardens.
- Garage/Stable Block and Storage Sheds
- Council Tax band: F





### Canopy Porch

uPVC double glazed door to:

#### Hall

Radiator, cloaks cupboard, airing cupboard, coved ceiling, doors to:

### Living Room

uPVC double glazed window to the front, wood burning stove with slate hearth, coved ceiling, radiator.

### Dining Room

uPVC double glazed window to the rear, radiator, storage cupboard, door to:

### Kitchen/Breakfast Room

Having a range of wall and base units with work surface over, inset stainless steel sink unit, build in double oven, electric hob, space for fridge, tiled flooring, extractor fan, radiator. Door to:

### Rear Lobby

Tiled flooring, loft access, doors to:

### Utility Room

Base cabinet with work surface, inset sink unit, void and plumbing for washing machine, uPVC double glazed window, radiator, tiled flooring, door to:

### W.C.

Low flush w.c. Tiled flooring, uPVC double glazed window.

### Boot Room/Porch

uPVC double glazed windows with polycarbonate roof, tiled flooring, uPVC double glazed door to the rear.



### **Canopy Porch**

uPVC double glazed door to:

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uPVC double glazed window to the front, wood burning stove with slate hearth, coved ceiling, radiator.

### **Dining Room**

uPVC double glazed window to the rear, radiator, storage cupboard, door to:

### **Kitchen/Breakfast Room**

Having a range of wall and base units with work surface over, inset stainless steel sink unit, build in double oven, electric hob, space for fridge, tiled flooring, extractor fan, radiator. Door to:

### **Rear Lobby**

Tiled flooring, loft access, doors to:

### **Utility Room**

Base cabinet with work surface, inset sink unit, void and plumbing for washing machine, uPVC double glazed window, radiator, tiled flooring, door to:

### **W.C.**

Low flush w.c. Tiled flooring, uPVC double glazed window.

### **Boot Room/Porch**

uPVC double glazed windows with polycarbonate roof, tiled flooring, uPVC double glazed door to the rear.

### **Bedroom One**

uPVC double glazed window to the front, radiator, built in wardrobe.

### **Bedroom Two**

uPVC double glazed window to the rear, radiator, built in wardrobe.

### **Bedroom Three**



### **Canopy Porch**

uPVC double glazed door to:

### **Hall**

Radiator, cloaks cupboard, airing cupboard, coved ceiling, doors to:

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### **Bedroom Three**









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