











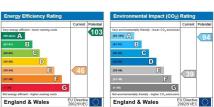


Gelliwen, Gelligatti Road, NEWCASTLE EMLYN SA38 9RD

Offers in the region of £185,000

Secluded Character Cottage
Situated Up Long Shared Drive
Large Grounds/Garden
Delightful Cottage Features
Peaceful Location
EER - 46





DD/WJ/77614/080920

DESCRIPTION

A charming 3 bedroom semi-detached cottage situated in a delightfully peaceful and secluded location, only a few miles from the town of Newcastle Emlyn. The property boasts lovely characterful features which include high ceilings, exposed beams, exposed stone fireplace and wood burning stove. Outside there is a generous garden and parking area with its own private entrance track. There is also a good size overgrown area but ground which could be cleared to create yet more garden.

EER - E 46

SITUATION

The property is situated along a shared private lane on the outskirts of Newcastle Emlyn, in a secluded lovely country spot. The property is conveniently placed easily reaching the towns amenities and many services which include a traditional high street shopping parade and excellent schooling.

ENTRANCE HALL

Entered via door with double glazed window above to the front, quarry tiled floor, beamed ceiling, stairs to first floor, archway leads through to;

LOUNGE

13'4 x 12' (4.06m x 3.66m) Wood burning stove set in attractive slate fireplace, exposed slate stone wall, quarry tiled flooring, exposed beams, radiator, door to:

KITCHEN/DINER

16'8 x 7'1 (5.08m x 2.16m) Kitchen area has fitted base units with worktop over, single drainer sink, Rayburn providing the cooking facilities, part tiled walls, quarry tiled flooring, beamed ceiling, double glazed window to rear. The dining area has double glazed window to side, understairs storage cupboard, door to;

UTILITY

8'11 x 5' (2.72m x 1.52m)
Tiled flooring, double glazed window to rear, double glazed external door, radiator, single electric oven with integrated ceramic hob, worktop, oil fired combination boiler servicing the domestic hot water and central heating system, LED ceiling spotlights, part tiled walls.

FIRST FLOOR LANDING

Spindle balustrade, double glazed window to side, doors to;

BEDROOM 1

12' x 9'8 (3.66m x 2.95m) Double glazed window to front, radiator, access to loft space.

BEDROOM 2

11'5 x 7'3 (3.48m x 2.21m) Double glazed window to rear, radiator.

BEDROOM 3

8'4 x 7'8 (2.54m x 2.34m) Double glazed window to front, radiator.

BATHROOM

10'4 x 5'7 (3.15m x 1.70m) Suite comprising a bath with mixer shower over, pedestal wash hand basin, WC, double glazed window to rear, part tiled walls, heated towel radiator.

EXTERNALLY

The property is approached via a long shared access lane whereby a private access driveway leads up to this property where there is ample off road parking and

turning space. The garden area is found mainly to the side and rear and being laid mainly to lawn with a block built useful **SHED**. There is a large overgrown area beyond the garden running alongside the private access track which is also included but is inaccessible due to overgrowth. To the front of the cottage there is a small patio area with steps leading back down to the shared access lane.

SERVICES

We are advised that mains electric is connected to the property. Water and drainage are both private. Oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9:00am to 5:30pm Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newcastle Emlyn town centre proceed onto the A484 road signposted to Cenarth. Travel for approximately half a mile and turn left by the white church, then take the next right onto a long track which leads to the property, found on the right hand side after approx 1 mile.