



## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
46	103	94	99

England & Wales EU Directive 2002/91/EC

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**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 but overgrown area of 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 for easily reaching the towns many amenities and 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.