

John. Francis

www.johnfrancis.co.uk

naea | propertymark

PROTECTED



The Property
Ombudsman



NEW PRICE



Valley View, Drefach Felindre SA44 5JA

Offers in the region of £199,950

**Country Living Bungalow
Incredible Views
Updated Accommodation
Lovely Garden
Ample Off Road Parking**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DD/RO/74795/290720

DESCRIPTION

Fabulous countryside views are enjoyed from this detached 2 bedroom bungalow. The property has recently been improved to provide updated and appealing accommodation of a good overall size and would make a very comfortable home for anyone seeking a quiet rural location. There is a gated driveway providing off road parking, a delightful garden and useful workshop. Viewing is highly recommended.

EER - F

SITUATION

Positioned on its own with no immediate side neighbours, found on the outskirts of Penboyer, a small hamlet located a couple of miles outside Drefach Felindre and not far from the town of Newcastle Emlyn.

HALLWAY

Enter via part stained glass double glazed door with matching side window to front, built-in linen cupboard, recessed area for coat hanging, wall mounted Baxi gas boiler servicing domestic hot water and central heating, radiator, doors to:

LOUNGE

13' x 12'5 (3.96m x 3.78m)

Double glazed window to front, wood burning

stove set in fire surround, fitted entertainment shelving, radiator.

KITCHEN

12'6 x 9'10 (3.81m x 3.00m)

Double glazed window to side enjoying country views, range of wall and base units with wooden worktops over, additional shelving, single drainer sink, space for cooker and fridge/freezer, plumbing for dishwasher, wood laminate flooring, large opening to:

DINING AREA

9'11 x 9'11 (3.02m x 3.02m)

Double glazed window to rear enjoying far reaching countryside views, double glazed external French doors to side leading to decked area, radiator.

BATHROOM

7'10 x 6'6 (2.39m x 1.98m)

Double glazed frosted window to rear, comprising bath with mixer shower over, wash hand basin set in vanity unit, WC, radiator, tiled walls and flooring, radiator.

BEDROOM ONE

10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to front, wood laminate flooring, radiator.

BEDROOM TWO

10' x 9' (3.05m x 2.74m)

Double glazed window to rear enjoying superb

country views, wood laminate flooring, radiator.

STORAGE ROOM

14'3 x 9'11 (4.34m x 3.02m)

Double glazed window to front, radiator. Previously this space was a garage but has been converted by the owner into a store room. No building regulations have been obtained therefore we are not classing it as a bedroom.

UTILITY

7' x 5'8 (2.13m x 1.73m)

Double glazed external door to rear garden, plumbing for washing machine, tiled walls and flooring, radiator, area housing WC with further tiled flooring and frosted double glazed window.

ADJOINING WORKSHOP

21'8 x 11'6 (6.60m x 3.51m)

Fitted work benches, shelving, pedestrian doors to front and rear, power and lighting connected, gas bottle connection for heating system.

EXTERNALLY

To the front is a miniature wall with gated entrance to a hard standing driveway providing ample off road parking space. Side access leads to the rear where there is a beautifully kept colourful garden with an array of established plants, shrubs, vegetable

growing area, lawned area, good size decked seating area from where the outstanding country views are enjoyed. There is also a small ornamental fish **POND**, **LEAN-TO GREENHOUSE** and raised beds.

SERVICES

We are advised mains water, electricity, water and drainage are connected to the property with LPG gas central heating.

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

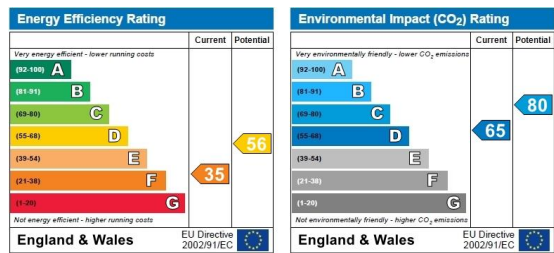
GENERAL NOTE

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, proceed out on the Carmarthen Road and turn after Pentrecagal for Drefach Felindre. Come into the village and travel straight passing the church on your right, over a small bridge, pass some properties and just as you leave the village take the left turning which goes up a steep hill. Continue in and through Penboyer and the property is found on the right hand side as you leave the hamlet.

Valley View, Drefach Felindre SA44 5JA



**John.
Francis**