

# HOUSES FOR SALE IN WALES.CO.UK

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Pine Croft, Newcastle Emllyn

**£289,950**



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- ❖ 3 Bed Detached House
- ❖ 3 Large Outbuildings
- ❖ Good Sized Gardens
- ❖ Two Driveways
- ❖ Master En suite/2 Other Bathrooms
- ❖ Located On A Main Bus Route
- ❖ Edge Of Newcastle Emlyn
- ❖ Energy Rating: G

## Property Description

A very attractive character 3 bed detached house with three large outbuildings and good sized gardens to the front and rear located on a main bus route on the edge of Newcastle Emlyn. In the house there is a lounge, sitting room, kitchen, dining room, rear lean-to conservatory, on the first floor (accessed via 2 staircases) there are 3 double bedrooms (one en suite) and two more bath/shower rooms. Outside the gardens are to the front and rear and are of a good size with views over fields. Two driveways access the house providing parking in front of 3 large outbuildings. There is also an attached garage. This is a lovely character house with lots of outside space and having very useful

### Accommodation

Entrance via timber glazed door into:

### Entrance Hall

With under-stairs storage cupboard, radiator, first of two staircases up to the first floor, door into:

### Kitchen 9' 6" x 13' 3" (2.90m x 4.04m)

With a range of wall and base units, 1.5 bowl sink/drain unit, floor-standing oil-fired boiler, window to side, space and plumbing for dishwasher, space for fridge, 3 doors leading to dining room, rear lean-to conservatory and the sitting room.

### Lounge 12' 11" x 11' 2" (3.94m x 3.40m) into bay

With stone fireplace, bay window to the front, parquet flooring, shelving either side of the fireplace, radiator.

### Sitting Room 12' 4" x 12' 4" (3.77m x 3.76m) into recess

With window to rear, radiator, stone fireplace, parquet flooring.

### Rear Lean-To Conservatory 11' 6" x 6' 9" (3.50m x 2.05m)

With door out to rear gardens, tiled flooring, glazed panels on 2 sides.

### Dining Room 8' 2" x 13' 0" (2.48m x 3.95m)

With window to the front, radiator, brick fireplace, under-stairs storage cupboard and door to staircase to first floor accessing 3rd bedroom.

### First Floor

Accessed via staircase in hallway leading to:

### Landing

With feature window, built-in airing cupboard, doors off to all rooms including:



**Bedroom 1** 12' 10" x 12' 8" (3.90m x 3.85m) into bay & recess

With bay window to the front with views over the front gardens, radiator, small cast iron fireplace.

**Bedroom 2** 12' 3" x 12' 4" (3.74m x 3.75m) into recess

With window to rear, radiator.

**Bathroom**

With window to the rear, panelled bath, low level flush WC, pedestal wash hand basin, part-tiled walls, radiator.

**Shower Room**

With window to side, shower cubicle, low level flush WC, radiator, electric wall-hung fan heater, wash hand basin.

**Bedroom 3 (En-Suite)** 10' 0" x 11' 4" (3.06m x 3.45m) into recess

Accessed via 2nd staircase, with window to front, radiator, door into en-suite.

**En-Suite Shower Room**

With low level flush WC, pedestal wash hand basin, shower cubicle, fully tiled.

## Externally

Two driveways access the property with parking in front of the outbuildings. One driveway leads to the garage. Lawned gardens are to the front and rear and are a very good size overlooking fields to the rear. The gardens are mature with mature trees and a variety of flowers and shrubs.

## Outbuildings

The large outbuildings provides approx 135 sq.m of ground floor usable space, split into 3 large units. There is a further first floor area which has a staircase blocked off for safety. The outbuilding is large and would be perfect for conversion (subject to any necessary consents) for home working/hobbyists etc. The 3 large spaces are as follows:

### **Space 1** 12' 1" x 36' 1" (3.68m x 11m)

With double wooden doors into vaulted ceiling room with concrete floor, two windows to side and a Velux roof window, door into:

### **Space 2** 17' 1" x 27' 3" (5.20m x 8.30m)

Again, with double door access, concrete floor, vaulted roof, 2 windows to side and double doors through to:

### **Space 3** 18' 3" x 30' 8" (5.55m x 9.35m)

With side door, blocked off staircase, 4 windows to sides, concrete floor.

### **Attached Garage** 10' 10" x 31' 9" (3.30m x 9.68m) into recess

With double door entrance and with side pedestrian door into rear gardens, window to side, power & lighting connected.

## Directions

From Newcastle Emlyn town centre, take the A484 towards Carmarthen. Proceed past CK's supermarket and continue along Carmarthen Road for just under half a mile, you will go past a 30mph sign and then see a white milestone on the left verge. Pine Croft is located opposite this milestone.

## General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

Services: Mains water, mains electricity, drainage tbc.

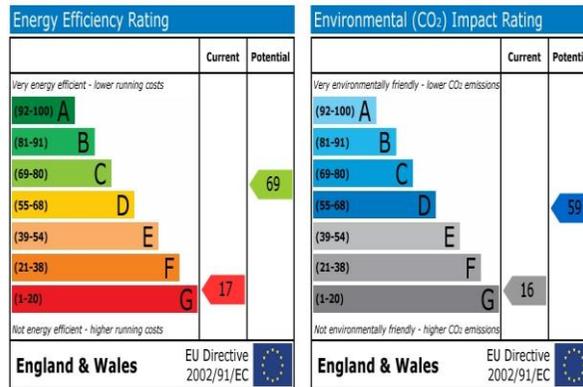
Tax: Council Tax Band: E, Carmarthenshire County Council.











These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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