



Erw Al Bryn Deri Close Newcastle Emlyn, SA38 9NP

A nicely presented 3/4 bed semi detached house on the popular Brynderi Estate, located on the outskirts of the town of Newcastle Emlyn, briefly comprising hallway, lounge, kitchen/diner, cloakroom, utility, study/sitting room/bedroom 4, on the first floor 3 bedrooms and a bathroom, lawned gardens to the front and rear with off street parking to front. An ideal family home. **NO ONWARD CHAIN.**



- ❖ 3/4 Bed Semi Detached
- ❖ Popular Brynderi Estate
- ❖ Study / Bedroom 4
- ❖ Lawned Gardens

- ❖ Off-Street Parking
- ❖ No Onward Chain
- ❖ Walking Distance to Town
- ❖ Energy Rating: C

£144,950



Accommodation

Entrance via UPVC door into:



Hallway

With staircase to first floor, radiator, door off to:



Cloakroom

With obscure glazed window, radiator, low level flush WC, pedestal wash hand basin, coving to ceiling.



Lounge *14' 9" x 12' 1" (4.50m x 3.69m)*

With UPVC double-glazed window to front, radiator, door into under-stairs cupboard, door into:



Another View of Lounge



Kitchen / Diner 15' 7" x 9' 5" (4.75m x 2.88m)

With UPVC patio doors out to rear lawned gardens, laminate effect flooring, radiator, a good range of wall and base units with stainless steel sink/drainers unit, tiled splash back, ceramic hob and electric oven, window to rear, door through to:



Another View of Kitchen / Diner



Another View of Kitchen/Diner



View of Dining Area



Utility

With UPVC double-glazed window, door out to rear gardens, laminate flooring, wall hung "Grandee Combi" oil-fired boiler, space and plumbing for washing machine and tumble dryer with door into:

Study / Sitting Room / Bedroom 4 8' 11" x 11' 6"
(2.71m x 3.50m)

With window to the front and radiator.

First Floor

Accessed via staircase in hallway and giving access to:

Bathroom

With panelled bath with shower over with screen, low level flush WC, pedestal wash hand basin, obscure glazed window to rear, part-tiled walls, radiator, light / shaver socket.



Bedroom 1 14' 5" x 8' 3" (4.40m x 2.52m) into
alcove

With window to front, radiator.



Another View of Bedroom 1



Bedroom 2 9' 10" x 8' 4" (3m x 2.54m)

With window to rear, radiator.

Bedroom 3 6' 10" x 7' 7" (2.08m x 2.31m)

With window to front, radiator.



Externally

The property is approached via a driveway to the front providing parking. There is an entrance to the side of the property which leads to a gravelled area with a lawn to the rear. There is also an open-planned lawned area to the rear which benefits from being south-easterly facing, with a nice sized lawn, timber shed, plastic oil tank and outside tap. Please note that part of the road up to the property has not been adopted by the local authority.



Decking Area



Directions

From Newcastle Emlyn, proceed down Sycamore Street, over the river bridge and turn left onto the B4333 and head out of Newcastle Emlyn. Brynderi Close is on the right-hand side before you leave the town. Proceed into Brynderi Close, take first left and keep going around towards top and as you get to newer phase, property is on right-hand side.

General Information

View: By appointment with the agents, HOUSESFORSALEINWALES.CO.UK
 Services: We have not checked or tested any of the Services or Appliances
 Services: Mains water, Mains drainage, Mains electricity, oil-fired Central Heating.
 Tenure: Freehold Tax: Council Tax Band D, Ceredigion County Council

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

