



## 9 Teifi Terrace Newcastle Emlyn SA38 9EA

A 2 bedroom riverside terraced house overlooking the famous River Teifi in the centre of the bustling market town of Newcastle Emlyn, briefly comprising a lounge with kitchen off, utility with WC, on the first floor there are 2 bedrooms and a bathroom, patio and lawned gardens to the rear with parking for one car to the front. This is a really conveniently positioned house within a short walk to the facilities of the town and particularly suited to any fisherman out there !



- ❖ 2 Bedroom Mid Terrace House
- ❖ Overlooking The River Teifi
- ❖ Parking for 1 Car
- ❖ Patio And Lawned Rear Gardens

- ❖ Walking Distance To Shops
- ❖ Centre Of Newcastle Emlyn Town
- ❖ Ideal First Time Buyer House
- ❖ Modern Kitchen

**£115,000**



1 Cawdor Terrace, Newcastle Emlyn, Carmarthenshire SA38 9AS  
info@housesforsaleinwales.co.uk

## Accommodation

Entrance via UPVC double-glazed door into:



## Hallway

With staircase to first floor, door into:

## Lounge *11' 0" x 20' 7" (3.35m x 6.27m)*

With UPVC double-glazed window to the front, 2 radiators, fireplace with wood-burning stove, under-stairs storage cupboard, thorough to kitchen.



## Another view



## Kitchen *13' 9" x 8' 5" (4.20m x 2.56m)*

A good range of wall and base units, 1.5 bowl sink/drain unit, tiled splash back, built-in oven with LPG hob, tiled flooring, door out to:



## Utility / WC *6' 11" x 13' 11" (2.12m x 4.24m)*

With space and plumbing for washing machine, tumble dryer, work surface, door out to rear gardens, leading into WC with wall-hung boiler.



## First Floor

Accessed via staircase in hallway and giving access to:

## Bedroom 1 *9' 7" x 13' 9" (2.92m x 4.19m)*

With UPVC double-glazed window to the front overlooking the River Teifi, radiator.



## Another view of Bedroom 1



## Views from Bedroom 1





## Bedroom 2      6' 11" x 10' 9" (2.10m x 3.27m)

With UPVC double-glazed window to rear, radiator.

## Bathroom

With Velux roof window to rear, bath/shower unit with screen, pedestal wash hand basin, low level flush WC, chrome towel radiator, part-tiled walls, light/shaver socket, concealed spotlighting.



## Externally

To the rear there is a patio area together with a lawned area leading to a useful outbuilding. To the front there is parking for one car adjacent to the river bank.



## Rear Patio Area



## Parking Area



## Overview of Location



## Another view of House



## River Teifi



## Directions

From our office in Newcastle Emlyn, proceed down the main street and over the river bridge. Turn sharp left immediately after the bridge into Teifi Terrace and the property is located on the right-hand side.

## General Information

Viewings: By appointment with [HOUSESSFORSALEINWALES.CO.UK](http://HOUSESSFORSALEINWALES.CO.UK)

Services: Mains water, mains electricity, mains drainage.

Council Tax: Band B, 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.

