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The Coach House, Cenarth Newcastle Emlyn SA38 9JN

A very rare opportunity to acquire a large 5 bed det house located literally on the banks of the River Teifi with fishing rights (just buy a rod licence and fish from the decking !) on the outskirts of the popular picturesque village of Cenarth. Unfortunately, along with over 200 other properties in the area the house was flooded on the ground floor in October 2018 and the ground floor, as can be seen from the pictures now needs redoing, the two upper floors were unaffected. It may be possible to undertake preventative measures to prevent reoccurrence. On the ground floor there used to be a kitchen, cloakroom, study area, dining area, large lounge, on the first floor and unaffected there are 3 bedrooms (all ensuite, one with a "Jack and Jill" arrangement) , on the 2nd floor, again unaffected, there are a further 2 bedrooms (master ensuite) together with a balcony with views over the river. Outside there is off street parking for several cars together with a large elevated decked area (part missing due to flooding) around the house and a timber games room / workshop. Particularly suited of course for keen fisherman or simply for those buyers wanting a house by the river.

- ❖ Large 5 Bed Detached House
- ❖ Situated On The Banks Of The Teifi
- ❖ Edge Of Cenarth Village
- ❖ Ground Floor Was Flooded In Oct 2018

- ❖ Fishing Rights Included
- ❖ Ground Floor Needs Redoing
- ❖ Off Street Parking
- ❖ Energy Rating: C

£299,950



**1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS**

info@housesforsaleinwales.co.uk

**10 High Street, Cardigan
Ceredigion SA43 1HJ**

Managers Notes

PLEASE NOTE : THE MAIN PICTURE OF THE HOUSE WAS TAKEN BEFORE THE FLOODING IN OCT 2018. IT IS STILL VERY SIMILAR OTHER THAN PART OF THE DECKING TO THE LEFT WAS WASHED AWAY. The asking price of this property (and we previously had a buyer on it in Oct 2018 before the flooding) has been reduced by nearly £70,000 to reflect the work now required and any preventative measures that may be needed to minimise disruption in the future.

Name Plaque



Accommodation

Entrance via front door into:

Entrance Hall

With door into:

Dining Area

With staircase to first floor, door to cloaks cupboard, exposed stone walling, ceiling beams door into:



Dining Area Now



Kitchen *13' 3" x 10' 7" (4.04m x 3.22m)*

With dual aspect windows.



Kitchen Area Now



Study *10' 4" x 5' 10" (3.15m x 1.77m)*

With window.



Study Area Now



Lounge *19' 3" x 15' 3" (5.86m x 4.64m)*

With large patio doors to two sides which lead out onto the decking area where views of the river can be enjoyed.



Lounge Now



First Floor

Accessed via staircase in dining area and giving access to:

Bedroom 4 *15' 3" x 12' 1" (4.66m x 3.69m) max - L shaped*

With 2 windows, radiator, door into en-suite.



Bedroom 4 - Another View



Pretty Window in Bedroom 4



Bedroom 4 En-Suite

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



Bedroom 5 *10' 8" x 10' 5" (3.26m x 3.17m)*

With window, door to en-suite.



Bedroom 5 En-Suite

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



Bedroom 3

With windows on 2 sides, radiator, alcove with hanging space, door to en-suite.



Bedroom 3 - Another View



View From Bedroom 3



Bedroom 3 En-Suite

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



2nd Floor

Accessed via staircase from landing area and giving access to:

Bedroom 2 *16' 0" x 15' 5" (4.87m x 4.71m)*

With window, sloping ceilings, 2 radiators.



View From Bedroom 2



Master Bedroom 20' 8" x 11' 7" (6.31m x 3.52m)

With patio doors leading out to the balcony, radiator, door into:



Balcony Off Master Bedroom



View Over River Teifi From Balcony



Master En-Suite 10' 6" x 8' 10" (3.19m x 2.70m)



Externally

The property is approached from the road via a private driveway providing plenty of parking. There are decked seating areas with balustrade outside from which you can enjoy the views over the River Teifi. There is also a useful workshop.



Rest & Relaxation



Useful Workshop



River Teifi



Pretty Cenarth



Cenarth Falls Nearby



Parking Area



Directions

From Newcastle Emlyn, take the A484 Cardigan road. When you reach Cenarth, turn left sign-posted Boncath. Stay on this road for approx 500m which takes you out of the village. You will then see signs for a left-hand bend, immediately before the bend, take the right-fork which take you to the driveway The Coach House is located.

General Information

PLEASE NOTE : THE MAIN PICTURE OF THE HOUSE WAS TAKEN BEFORE THE FLOODING IN OCT 2018. IT IS STILL VERY SIMILAR OTHER THAN PART OF THE DECKING TO THE LEFT WAS WASHED AWAY.

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

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band F, Carmarthenshire County Council

Important Notice

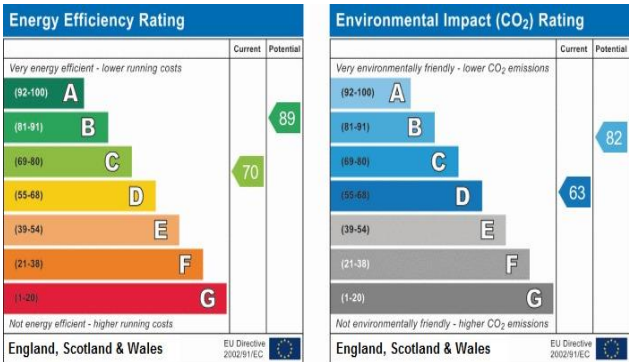
These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to 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.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.



Floor Plans

