



Pleasant View, Waungilwen Drefach Felindre SA44 5YG

An extended 4 bed detached house in the centre of Waungilwen, itself just a 10 minute drive to the bustling market town of Newcastle Emlyn, briefly comprising a lounge, sitting room, kitchen / diner, utility, on the first floor there are 4 bedrooms (master en-suite) and a family bathroom. Outside there is a single garage with gardens that overlook open farmland to the rear with a gravelled driveway. NO FORWARD CHAIN



- ❖ 4 Bed Detached House
- ❖ Overlooks Fields To Rear
- ❖ Centre Of Waungilwen
- ❖ Single Garage

- ❖ Master Ensuite
- ❖ Gravelled Driveway
- ❖ No Forward Chain
- ❖ Energy Rating: C

£189,950



Name Plaque



Accommodation

Entrance via UPVC double-glazed front door into:



Lounge *14' 3" x 16' 9" (4.34m x 5.10m)*

With UPVC double-glazed window to the front, wood-burning stove, shelving in alcoves, staircase to first floor, under-stairs storage cupboard, door through to sitting room, radiator.



Sitting Room *9' 4" x 14' 4" (2.85m x 4.36m)*

With UPVC double glazed window to the front, small wood-burning stove, radiator.



Kitchen / Diner *9' 2" x 19' 7" (2.80m x 5.98m)*

With a range of wall and base units, 1.5 bowl sink/drain unit, gas hob with extractor over, oven, wall-hung boiler, tiled flooring, UPVC double-glazed window to rear, French doors to rear, radiator, concealed spot-lighting, through to utility.



Kitchen / Diner - Another View



Utility

With obscured glazed window to side, radiator, space and plumbing for washing machine, base unit with sink, low level flush WC.

First Floor

Accessed via staircase in lounge and giving access to:



Bedroom 1 *11' 5" x 7' 3" (3.48m x 2.22m)*

With UPVC double-glazed window to front, radiator.



Bedroom 2 *6' 8" x 11' 5" (2.04m x 3.48m)*

With UPVC double-glazed window to rear, radiator.



Bathroom

With UPVC double-glazed window to the front, panelled bath with shower over & screen, low level flush WC, pedestal wash hand basin, part-tiled walls, tiled flooring, towel radiator.



Bedroom 3 *13' 11" x 9' 3" (4.24m x 2.83m) into alcove*

With UPVC double-glazed window to front, radiator.



Master Bedroom *11' 1" x 10' 5" (3.38m x 3.18m)*

With UPVC double-glazed window to rear with views over open countryside, radiator.



View from Master Bedroom



En Suite Shower Room

With UPVC double-glazed window to side, radiator, shower cubicle, wash hand basin, low level flush WC, light/shaver socket.



Externally

The property has gravelled areas around the house and a lawned area to rear with decked seating area. There is off street parking in front of the garage.



Views over Fields To Rear



Single Garage

With up and over door, 2 windows.



Directions

From Newcastle Emlyn, take the A484 towards Carmarthen. After approx. 1 mile you enter the village of Pentrecagal. Proceed past the garage and take the right-hand turn towards Drefach Felindre and follow the road into Waungilwen. Proceed past Teifi Motors on the left-hand side and Pleasant View is the first white detached property on the left-hand side, denoted by our For Sale board.

General Information

Viewings via the agents, Houses For Sale in Wales

Services: Mains water, electricity & drainage.

Council Tax Band: E, 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.

