



Ty Newydd Penlan Terrace Newcastle Emlyn SA38 9HL

Wanting to do a complete refurbishment project within walking distance to the centre of Newcastle Emlyn town? This could be for you ! This 2 bed detached house now needs a new owner that will restore this "old girl" to her former glory ! There is a lean to conservatory, character lounge, kitchen, downstairs bathroom, on the first floor there are two bedrooms with bedroom 1 having an ensuite with a separate wash hand basin. Outside there is a small overgrown garden area and across the lane there is an off street garage with parking for 2 cars. This little house deserves a second chance !!



- ❖ Complete Refurbishment Required
- ❖ 2 Bed Detached House
- ❖ Off Street 2 Bay Garage
- ❖ Centre Of Newcastle Emlyn

- ❖ Small Overgrown Garden
- ❖ Character Lounge
- ❖ Deserves a second chance !
- ❖ Energy Rating: F

£69,950



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Accommodation

Entrance via aluminium glazed door into:



Lean-To Conservatory 6' 4" x 10' 10" (1.94m x 3.29m)

With door out to rear garden, tiled flooring, timber-glazed door into:



Lounge 12' 2" x 12' 4" (3.70m x 3.75m) into alcove

With window to the front, solid fuel fire with timber mantle over, exposed beams, radiator, staircase to first floor, door into:



Bathroom 4' 6" x 8' 9" (1.37m x 2.67m)

With window to side, pedestal wash hand basin, panelled bath with shower over & screen, low level flush WC, radiator, tiled flooring, electric wall-hung heater.



Kitchen 6' 2" x 12' 6" (1.89m x 3.80m)

With window to the side, a range of wall and base units, stainless steel sink/drainer unit, exposed beams, radiator.



First Floor

Accessed via staircase in lounge and giving access to:

Bedroom 1 *9' 8" x 12' 4" (2.95m x 3.77m) into recess*

With 2 windows to the front and side, 2 radiators, wash hand basin, built-in wardrobe, leading into:



Bedroom 1 - Another View



En-Suite Shower Room

With low level flush WC, shower cubicle.



Wash Hand Basin



Bedroom 2 *6' 4" x 12' 5" (1.92m x 3.78m)*

With 2 windows to the front and side, radiator.



Bedroom 2 - Another View



Externally



Side View



Garage Across The Lane *17' 11" x 19' 0" (5.45m x 5.78m) internal sizes*

With space for 2 cars.



Directions

From our office in Newcastle Emlyn, proceed to the the junction with the A484. Turn right and immediately left up Penlan Terrace. Ty Newydd is the last property before the right-hand bend, denoted by our For Sale board.

General Information

Viewings - Strictly via the agents, Houses For Sale in Wales.

Services: Mains water, electricity and drainage.

Council Tax: Band C, Carmarthenshire County Council.

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.

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.

