



Y Wern, Station Road Newcastle Emlyn SA38 9BX

A very reasonably priced 2 bed detached house within a short walk to the centre of Newcastle Emlyn town and on the main bus route, presented in very nice order and comprising a hallway, lovely recently fitted kitchen, large lounge with woodburner, study, utility, on the first floor there are 2 double bedrooms and a bathroom. Outside there is off street parking to the rear with a tiny piece of outside space to the rear, perfect for people that hate gardening or mowing grass ! Conveniently positioned character house for less than £100,000.



- ❖ 2 Bed Detached House
- ❖ Centre Of Newcastle Emlyn Town
- ❖ Large Lounge With Woodburner
- ❖ Recently Fitted Kitchen

- ❖ Off Street Parking
- ❖ On The Bus Route
- ❖ Short Walk To Supermarket
- ❖ Energy Rating: G

£99,950



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Accommodation

Entrance via UPVC front door into:

Entrance Hall

With quarry tiled flooring, doors into:

Kitchen *13' 6" x 11' 3" (4.11m x 3.43m)*

With 3 UPVC double-glazed windows, a range of wall and units, electric oven, ceramic hob with stainless steel cooker hood over, timber effect work surfaces, stainless steel sink/drainage unit.



Lounge / Diner *21' 9" x 16' 3" (6.62m x 4.95m)*

With period fireplace with tiled inserts, wood burning stove, staircase to first floor, radiator, door to:



Lounge / Diner - Another View



Study *8' 5" x 7' 0" (2.56m x 2.13m)*

With UPVC double-glazed window to rear, door to:

Utility Room *7' 0" x 6' 0" (2.13m x 1.83m)*

With UPVC double-glazed window to rear, stainless steel sink unit, space and plumbing for washing machine, built in storage cupboard, houses the "Worcester" gas fired boiler.



First Floor

Accessed via staircase in lounge/diner and giving access to:

First Floor Landing Area

With UPVC double glazed windows to front and rear, airing cupboard, radiator.



Bathroom

With UPVC obscured double-glazed window to side, low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, radiator.



Bedroom 1 *17' 6" x 9' 5" (5.33m x 2.87m)*

With 2 UPVC double-glazed windows to front, electric radiator.



Bedroom 2 *14' 3" x 11' 7" (4.34m x 3.53m)*

With UPVC double-glazed window to front and side, access to roof space, radiator.



Externally

There is off road parking to the rear of the property.



Rear View of Property



Directions

From our office in Newcastle Emlyn, proceed on the A484 towards Carmarthen. Y Wern is located on the right hand side, immediately after the turning onto the B4333 towards Cynwyl Elfed and denoted by our For Sale board.

General Information

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

Services: Mains electricity, water and drainage. LPG fired-central heating.

Council tax: Band 'D', Carmarthenshire County Council £1419.15 (2017/18).

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.

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.

Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.

Signed: Date:

