



Troedyrhiw, Aberarad Newcastle Emlyn SA38 9DJ

A character, fairly recently renovated 2 bed detached house within walking distance of Newcastle Emlyn town with an open plan lounge / diner, small kitchen, on the first floor 2 bedrooms and a bathroom. Outside there is an attached store room with off street parking to the side for several cars. There is also a garden area adjacent to the parking area which with some work, could provide useful outside space. Overall a comfortable, well presented little house within a short walk to CK'S Supermarket.

- ❖ 2 Bed Detached House
- ❖ Fairly Recently Renovated
- ❖ Short Walk To Emlyn Town
- ❖ Large Off Street Parking Area & Garden
- ❖ Near CK's Supermarket
- ❖ Comfortable And Well Presented
- ❖ LPG Central Heating
- ❖ Energy Rating: G

£99,950



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Accommodation

With UPVC double-glazed door into:

Open Plan Lounge/Diner *12' 8" x 20' 9" (3.86m x 6.32m)*

With tiled flooring, staircase to first floor, two radiators, 3 UPVC double-glazed windows to the front and side, under-stairs storage cupboard, leading into kitchen.



Lounge / Diner - Another View



Kitchen *10' 4" x 4' 10" (3.14m x 1.47m)*

With UPVC double-glazed window to the front, a range of wall and base units, ceramic hob with oven & extractor hood over, stainless steel sink/drainers unit, radiator, tiled splash back.



Kitchen - Another View



First Floor

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



Bedroom 1 *9' 10" x 13' 2" (3.0m x 4.01m) into recess*

With two UPVC double-glazed windows to the front and side, radiator.



Bathroom

With frosted UPVC double-glazed window to front, pedestal wash hand basin, panelled bath, low level flush WC, part-tiled walls, towel radiator.



Bedroom 2 *6' 0" x 13' 3" (1.83m x 4.05m)*

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



Externally

There is a large parking area to the side of the property - large enough to park several vehicles. There is also a garden area adjacent to the parking area which with some work, could provide useful outside space. Overall a comfortable, well presented little house within a short walk to CK'S Supermarket.



Workshop

To the side of the property is a small, useful workshop.

Another View of House



Directions

From our Emlyn office take the A484 towards Carmarthen and after a short distance, take the B4333 Cynwyl Elfed road. Proceed past some houses on the right hand side and there is a small right turning and you will find Troed Y Rhiw on that junction, denoted by our For Sale board.

General Information

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

Services: Mains water, electricity and drainage.

Tax: 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.

