



Plot 4, Heol Dewi Newcastle Emlyn SA38 9DF

A brand new (never lived in) 3 bedroom end of terrace house within walking distance to the centre of Newcastle Emlyn town and insulated to a very high standard with an air source heat pump, solar pv system, 2 parking spaces, gardens front and rear, all situated on a small estate of similar houses. Briefly comprising a hallway, utility, kitchen / diner, lounge, on the first floor there are 3 bedrooms and a bathroom. Perfect home for those wanting a low energy use house within a short walk to all the facilities of Emlyn town.

- ❖ 3 Bed End Of Terrace
- ❖ Highly Energy Efficient
- ❖ Short Walk To Town
- ❖ 2 Parking Spaces

- ❖ Gardens Front And Rear
- ❖ Small Estate Near Centre Of Town
- ❖ Never Lived In
- ❖ Energy Rating: A

£175,000



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

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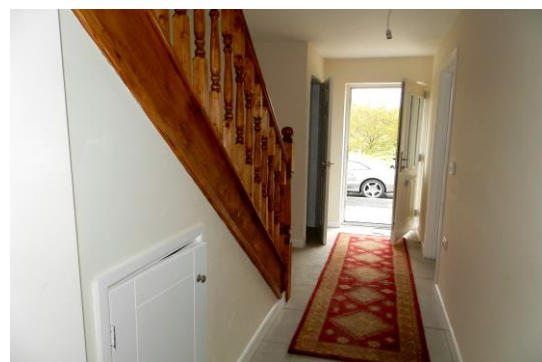
Accommodation

Entrance via part-glazed door into:



Hallway

With staircase to first floor, doors off to:



Utility

5' 11" x 6' 4" (1.80m x 1.93m)

With cloakroom.



Kitchen / Diner 11' 10" x 11' 4" (3.60m x 3.45m)

With a range of fitted wall and base units and integrated appliances, tiled flooring and tiled splash backs, ceramic tiled floor.



Lounge

16' 4" x 11' 6" (4.97m x 3.50m)



First Floor Landing

Accessed via stairs in hallway with access to loft space, doors to:



Bedroom 1 *11' 3" x 13' 1" (3.43m x 3.98m)*



Bedroom 2 *8' 9" x 13' 1" (2.66m x 3.98m)*



Bedroom 3 *9' 2" x 19' 2" (2.79m x 5.84m) max*



Bathroom *6' 11" x 6' 7" (2.11m x 2.01m)*

With obscured glazed window, low level flush WC, panelled bath, pedestal wash hand basin, fully tiled.



Externally



Air Source Heat Pump



Rear View of Property



Block of 3



Directions

From our offices in Newcastle Emlyn, take the A484 towards Carmarthen. After a short distance, you will see the Ebenezer Chapel on the left - the entrance to Heol Dewi is immediately before the chapel. Proceed into the close and bear left. No. 4 is the last house in the terrace of 3, denoted by our For Sale board.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Mains electricity, water and drainage. Air-source heat pump for central heating.

Council Tax: Band to be confirmed. 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.

