



11 Heol Y Gof, Newcastle Emlyn, SA38 9HW

£325,000

A deceptively spacious three bedroom detached bungalow enjoying far reaching views over Newcastle Emlyn and the countryside beyond. The accommodation has been tastefully modernised and comprises: Porch, Hall, Living Room, Stunning Open Plan Kitchen/Diner/Sun Room, Office, Side Hall, Utility, Cloakroom, Three Bedrooms and a Modern Bathroom. Externally, the property benefits from Parking, Store Room, Raised Terrace and Gardens. No Forward Chain.

Situation

The property is situated in a private cul-de-sac, overlooking Newcastle Emlyn town (1/4 mile distant), which provides an array of everyday facilities, including retail, social and leisure, primary & secondary schools, etc. The castle ruins overlook the renowned River Teifi. There is a regular bus service to access the neighbouring towns of Cardigan (10 miles) and Carmarthen (18 miles). The Cardigan Bay coastal village of Aberporth is approximately 8 miles.

Steps to:-

Canopy Porch

Front entrance door with half opaque coloured glass and lead inset panels with matching side panel to:

Hall

"L" shaped with built-in cloak cupboard, airing cupboard with double doors, radiator and shelving. Doors to:-

Living Room



Oak flooring, stone faced fireplace with electric coal effect stove set on a ceramic slate tiled hearth and recessed display areas either side, TV point, radiator, window to the front and half glazed door to:

Open Plan Kitchen/Diner/Sun Room



Kitchen



A stunning kitchen having a range of Oak wall and base units with quartz worktops, tiled splash backs, 1.5 bowl single drainer sink unit with mixer tap over, integral oven,

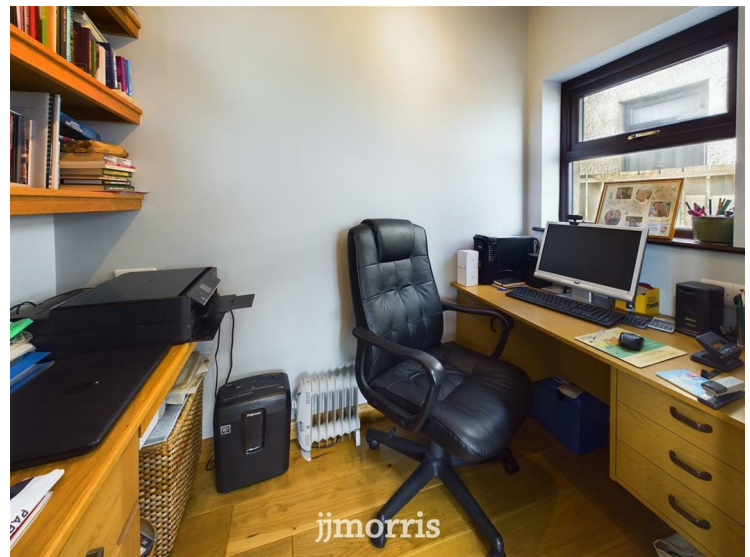
ceramic hob with extractor hood over, integral fridge and dishwasher. Ceramic tiled floor with electric underfloor heating, window to the rear, integral ceiling spotlights and further ceiling light fitting above dining area, vertical radiator, half sash glazed panel door to side hall, and opening to:-

Living / Sun Room



Engineered Oak flooring with electric under floor heating, wood burner set on slate hearth with chimney extending to a ceiling flue connection, windows to three sides with far reaching views overlooking the town and surrounding countryside, sliding patio door opening onto a sandstone paved terrace, TV point, two Velux windows, central light fitting, opening to:-

Office/Study Area



Engineered Oak flooring, built-in desk and shelving above, window to the side.

Side Hall

Radiator, half opaque glazed door to the side, door off to:-

Utility



Ceramic slate composite tiled floor, stainless steel single bowl drainer sink unit with mixer tap over, radiator, wall cupboard, worktop, plumbing for washing machine, space for dryer, space for further appliance, access to loft space, door off to:-

Cloakroom



Hand wash basin set in vanity unit, part tiled splash back, chrome effect heated towel radiator, WC, opaque window to the side.

Bedroom One



Window to the front, radiator, built-in wardrobes.

Bedroom Two



Window to the rear with views over the town and beyond, fitted wardrobe, radiator.

Bedroom Three



Window to the rear, radiator.

Bathroom



Comprising panel bath, low level WC, vanity unit with wash hand basin, fitted shower cubicle with rain fall shower head. Frosted double glazed window to the side, ceiling spotlights and chrome towel rail.

Accessed externally is the integral garage area, now utilised as:-

Store Room

Sectional up-and-over door, Worcester oil fired central heating boiler.

Externally



Sloping drive to parking area to the fore of the property. Raised flower and shrub borders with decorative bark, wooden log store. Path on both sides, one side having a sandstone paved path leading to patio area with ornate iron railings. Steps down to terraced area with lawn, oil tank, steps down to further gravelled former vegetable plot area. Greenhouse and further lawned area.

Services, etc.

Services - Mains electricity, water and drainage. Oil fired central heating. Part electric underfloor heating.

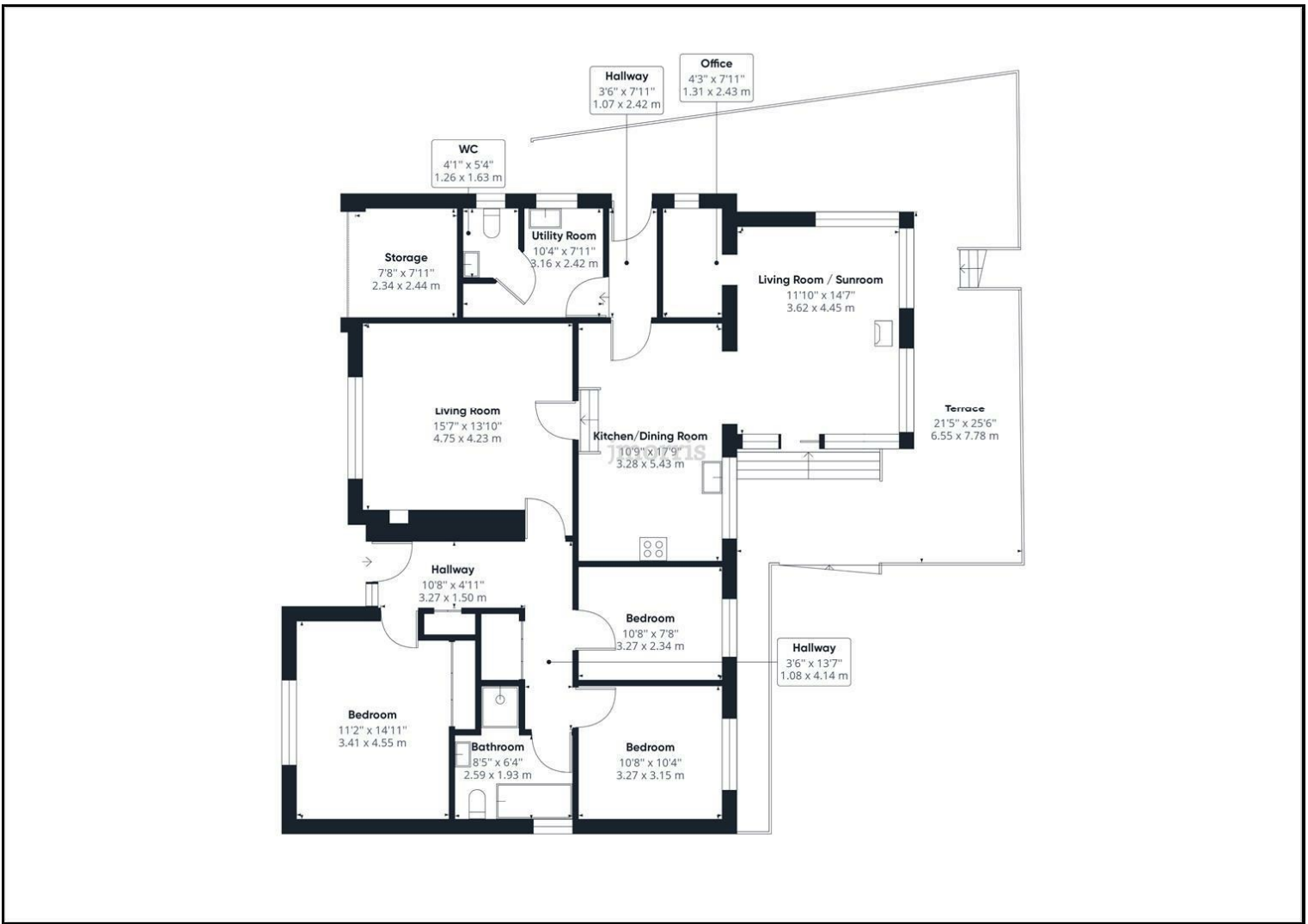
Local Authority - Carmarthenshire County Council

Property Classification - Band E

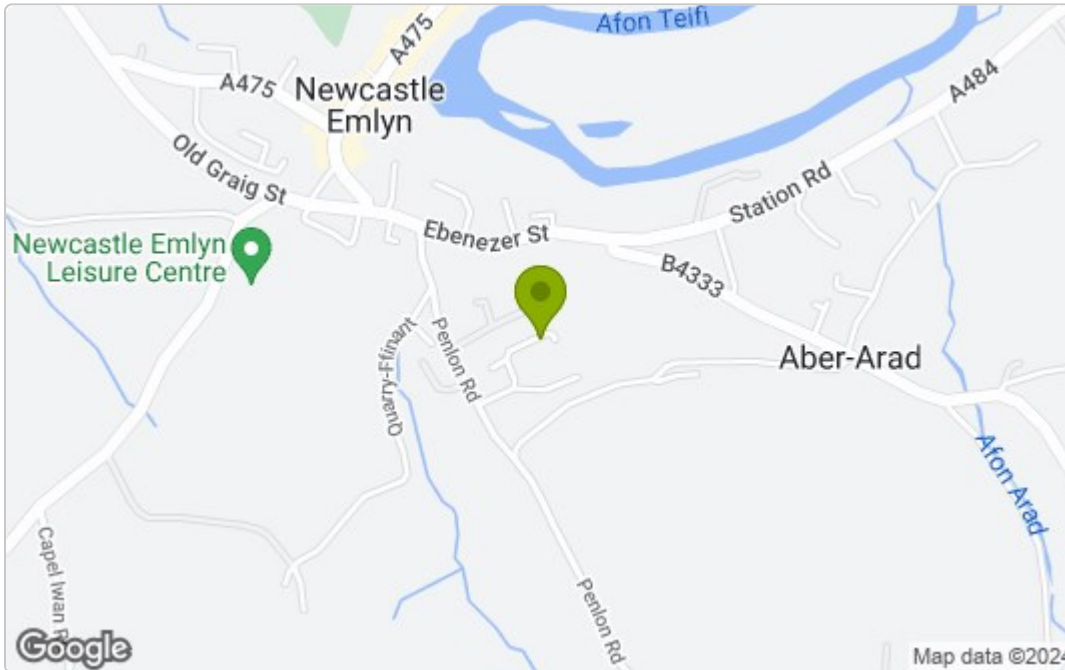
Tenure - Freehold and available with vacant possession upon completion.

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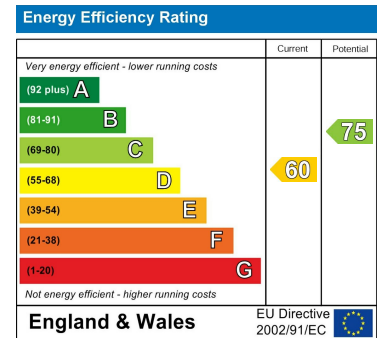
Floor Plan



Area Map



Energy Efficiency Graph



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