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The Poplars, Ebenezer Street, Newcastle Emlyn SA38 9BS

£245,000





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- ❖ 3 Bed Semi Detached House
- ❖ Short Walk To Centre Of Town
- ❖ Short Walk To Schools
- ❖ Large Elevated Rear Gardens

- ❖ Off Street Parking To Front
- ❖ New Windows And Boiler
- ❖ New Central Heating and Bathroom
- ❖ Energy Rating: F

Property Description

A classic 3 bed semi detached house within a short walk to Newcastle Emlyn town and the local schools and enjoying a large elevated rear garden with superb views over the Teifi Valley from the top of the rear gardens. In the house there is a vestibule leading into the hallway, a lounge, dining room, kitchen, storage room, on the first floor there are 3 bedrooms and a family bathroom. Outside there is off street parking to the front together with a small garden area and as mentioned, to the rear there are large elevated predominantly lawned gardens with views. This is a very conveniently located 3 bed house within close proximity to all of the amenities of Newcastle Emlyn town.

Accommodation

Entrance via UPVC double-glazed door into:

Vestibule

With tiled flooring, timber glazed door into:

Hallway

With radiator, staircase to first floor, door into:

Lounge 14' 6" x 14' 7" (4.41m x 4.45m)

With large UPVC double-glazed window to the front, radiator, gas-fired coal effect fire (not connected) set in tiled surround, double doors into:

Dining Room 10' 0" x 16' 3" (3.06m x 4.95m) into recess

With UPVC double-glazed window to rear, radiator, wooden flooring, second door leading into:

Kitchen 9' 8" x 21' 7" (2.95m x 6.58m)

Accessed via either the dining room or hallway, there is a range of wall and base units, stainless steel sink/drain unit, space and plumbing for dishwasher, free-standing cooker, radiator, space and plumbing for washing machine and tumble dryer, "Rayburn Royal" cooking range, door leading out to attached storage area and on out to a small courtyard area with steps leading up to the large rear gardens.

First Floor

Accessed via staircase from the hallway and giving access to:

Landing Area

With built-in storage cupboards, radiator, doors to:

Master Bedroom 12' 11" x 12' 2" (3.94m x 3.70m) into bay

With UPVC double-glazed bay window to the front, lots of wardrobe space, radiator.



Bathroom

With UPVC double-glazed window to the front, low level flush WC, pedestal wash hand basin, panelled bath with shower over, radiator, fully tiled walls.

Bedroom 2 9' 9" x 9' 8" (2.97m x 2.95m)

With double-glazed window to rear, radiator.

Bedroom 3 10' 1" x 9' 11" (3.08m x 3.01m)

With double-glazed window to rear, radiator.

Externally

There is off street parking to the front of the property with a small garden area and also access to the garage. To the rear there are large elevated rear gardens with superb views over the town and the Teifi Valley beyond.

Manager's Note

We are advised that over the last 3 years the following works have been carried out on the house.

1. New Boiler Fitted
2. New Oil Tank and Central Heating
3. New Bathroom Fitted
4. New Upvc Double Glazed Windows
5. New Guttering And Soffits

Notwithstanding the above there are still some areas around the house that require finishing off / decorating.

General Information

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

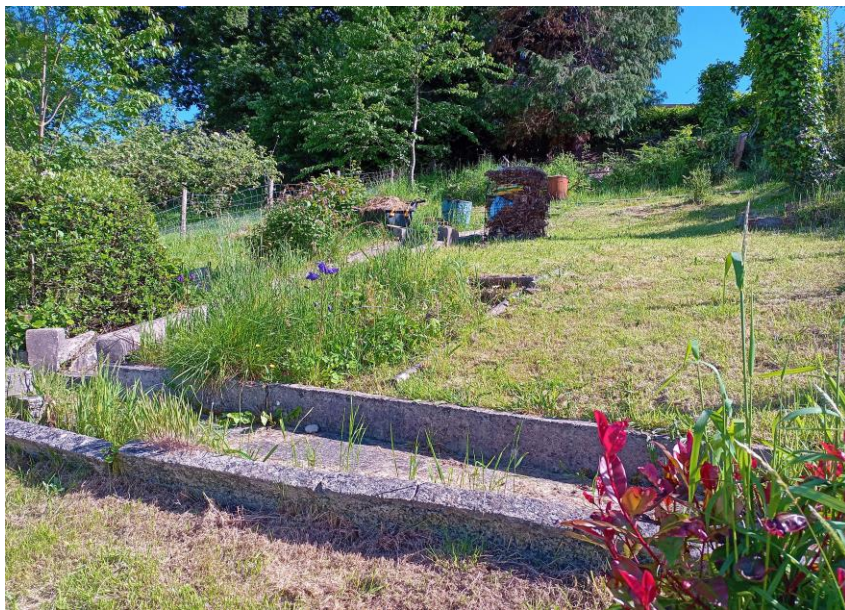
Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, oil-fired central heating.

Council Tax: Band D, Carmarthenshire County Council

Directions

From our office, proceed to A484 (Ebenezer St), turn left and proceed past the chapel on the left and, past terraced houses on the right, past a detached house on the right and The Poplars is the first one of the 3rd set of semis on the right hand side.





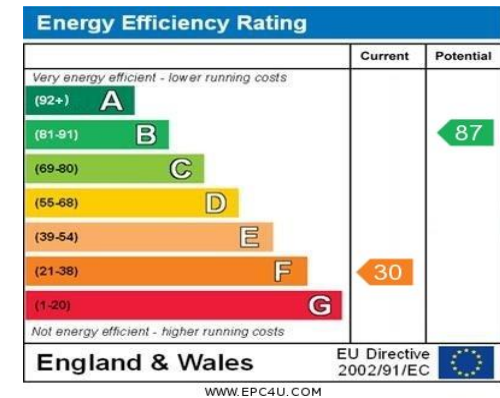




Ground Floor



First Floor



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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