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Penbanc , Adpar, Newcastle Emlyn
£395,000



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- ❖ 4 Bed Detached House
- ❖ Open Fields To Side And Rear
- ❖ Tucked Away Location
- ❖ Short Walk To Town
- ❖ Views Over The Teifi Valley
- ❖ Plenty Of Off Street Parking
- ❖ 1 Bed Annex And Basement
- ❖ Energy Rating: D

Property Description

With this lovely 4 bed detached property it feels like you're tucked away in the middle of the countryside with open fields to the side and rear, views over the Teifi Valley and mature woodland all around and yet you can walk to Newcastle Emlyn town in just 10 minutes.....perfect ! In the property there is a large sunny garden room, cloakroom, stairs leading down to a very useful large basement, a large lounge with wood burner, a large open plan kitchen / diner / sitting room with AGA, on the first floor there is a large landing, 4 bedrooms (with the master bedroom having a lovely balcony leading off) and a family bathroom. To the side there is a very useful ANNEX with its own access and having a kitchen/diner, shower room and a bedsitting room, ideal for income or for an elderly relative. This part could easily be reutilised back into the main house if preferred then providing a utility, 2nd shower room and a sitting room. Outside there is plenty of off street parking for up to 4 cars, various storage sheds and the mature gardens wrap all around the property. So if you like the benefits of being close to shops, schools and amenities but want the feel of the countryside then this property could be just what you're after.

Accommodation

Entrance via timber glazed door into:

Garden Room 23' 0" x 13' 7" (7.0m x 4.15m) max

West-facing to fully enjoy the evening sun, this spacious character garden room is of timber construction with a polycarbonate roof, exposed timber flooring with access staircase down to the very useful basement, door into:

Cloakroom

Accessed off the Garden Room with wash hand basin and low level WC. There is also space and plumbing for a washing machine.

Kitchen / Diner 20' 8" x 17' 7" (6.30m x 5.36m)

With a recessed dining area, an electric "Aga", a good range of wall and base units with twin bowl stainless steel sink/drainage unit, built-in oven, fridge, gas hob, breakfast bar area, door out to side gardens, 3 feature exposed beams, window to rear overlooking open countryside, double doors back out to the garden room.

First Floor

Accessed via staircase and giving access to:

Large Landing Area

A spacious landing with lots of natural lighting from two large Velux windows, currently used as an office with access to loft space and doors off to all rooms including:



Master Bedroom 15' 10" x 12' 4" (4.83m x 3.75m)

Benefiting from a lovely balcony overlooking the River Teifi in the valley below with a beautiful wooded backdrop and views over farmland to the rear this is a lovely bedroom with walk-in wardrobe and radiator.

Balcony 13' 9" x 5' 11" (4.2m x 1.8m)

Accessed via double doors off the master bedroom with timber balustrade and timber flooring.

Bedroom 2 11' 7" x 11' 2" (3.52m x 3.41m)

With Velux roof window to the front, radiator.

Bedroom 3 10' 10" x 11' 1" (3.30m x 3.38m)

With window to rear overlooking open countryside, radiator.

Family Bathroom

With window to rear, large panelled bath with mixer tap, spacious corner shower cubicle, low level flush WC, large walk-in airing cupboard.

Bedroom 4 13' 9" x 6' 6" (4.2m x 1.98m)

With Velux roof window to the front, radiator.

The Basement 15' 2" x 12' 6" (4.63m x 3.82m)

Accessed via a staircase from the garden room there is one large room with radiator (not connected), concealed spot-lighting with door into a store room. This

room could be used for a variety of purposes including perhaps a games room or cinema room.

The Annexe

To the side there is a very useful ANNEX with its own access and having a kitchen/diner, shower room and a bedsitting room, ideal for income or for an elderly relative. This part could easily be reutilised back into the main house if preferred then providing a utility, 2nd shower room and a sitting room. Access via timber glazed door into:

Kitchen / Diner *11' 1" x 7' 3" (3.39m x 2.20m)*

With a range of base units and shelving, stainless steel sink/drainage unit, window to the front, electric free-standing cooker, fridge, leading through to:

Inner Hallway

With original door into main house (now blocked up but could easily be re-opened if preferred and would take you into the main lounge) doors off to bed-sitting room and:

Shower Room

With low level flush WC, pedestal wash hand basin, corner shower cubicle, frosted window to side, radiator.

Bed-Sitting Room *14' 5" x 10' 0" (4.40m x 3.05m) into recess*

With two windows to the side and rear, 2 built-in wardrobes, radiator.

Externally

The gardens on this property are a particular feature having been developed and nurtured by our clients for around 30 yrs now and it is a delight to just sit and enjoy the mature natural surroundings with beautiful trees scattered around, views over the Teifi Valley and open fields to the rear. There is plenty of off street parking for up to 4 cars on the driveway and the property itself is in a really tucked away position giving the feeling of the countryside but actually being within walking distance of Emlyn town.

General Information

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

Services: Mains electricity, mains drainage, private water (borehole)

Council Tax: Band D, Ceredigion County Council

Directions

From Newcastle Emlyn High Street, proceed across the river bridge and start going up Adpar Hill, proceed past the vets and take the right-hand lane for the gatehouse (opposite Coedmor Lane). Bear right in front of the gatehouse and immediately left (basically beside the gatehouse) which leads to the parking area.













For Identification Purposes Only:
Plan produced using PlanUp.
Penbanc

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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