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Windmill View, Capel Iwan, Newcastle Emlyn

£299,950



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- ❖ Superbly Presented Part-Converted Barn Conversion
- ❖ Currently 1 Bed However Planning Exists for 3 Bed
- ❖ Useful Timber Cabin For Lettings
- ❖ Lots Of Off Street Parking
- ❖ Edge Of Capel Iwan Village
- ❖ Further Potential On Ground Floor
- ❖ Immediate Income Available
- ❖ Energy Rating: E

Property Description

A superbly presented character part-converted Barn Conversion situated on the edge of Capel Iwan village with vaulted ceilings throughout on the first floor with further potential to provide more accommodation on the ground floor (currently used for storage) as planning exists for 3 bedrooms and a bathroom. There is also a very nice timber clad cabin in the grounds currently used for generating holiday letting income but could also be used for an elderly relative or overflow accommodation (subject to any consents required). There is plenty of off street parking with gated entrance with various garden areas around together with a lovely decked area off the main bedroom. Lots of further potential with this one to provide further usable space on the ground floor if required.

Accommodation

Entrance via double-glazed door into:

Kitchen / Lounge / Dining Area 32' 7" x 14' 7" (9.92m x 4.44m)

With two windows to rear, one to the side and five windows to the front, door leading out to a patio seating area. This is a lovely space with exposed "A" frames and timber flooring. There are TV/telephone points, fibre broadband availability, radiator, door through to bedroom. The kitchen area has a range of wall and base units including a display cupboard, 7-burner gas cooking range with electric ovens/plate warmer, double stainless steel sink/drain unit, space and plumbing for washing machine.

Bedroom 14' 6" x 14' 9" (4.42m x 4.49m)

With UPVC double-glazed door and windows to the side and front, radiator, door to:

Large En-Suite Bathroom 14' 2" x 9' 8" (4.31m x 2.94m)

With two windows to the front, wash hand basin set in vanity unit, low level flush WC, claw-foot bath, extractor fan, radiator, heated towel rail, fitted wardrobes with mirrored doors.

Loft Room 1

Accessed via a ladder, our current vendor uses this as wardrobe space but could be used for a variety of other purposes (subject to any necessary planning consents).

Loft Room 2

Again, accessed via a ladder, our current vendor uses this as additional wardrobe space but could be used for a variety of other purposes (subject to any necessary planning consents).

Ground Floor

Originally a milking parlour, this area has 3 entrance doors and offers further conversion possibilities (subject to any necessary planning consents).

Utility Area

With power and lighting connected.



Timber-Clad Chalet

Currently used for generating income from holiday lets it is nicely presented and fully self contained and could be used for a variety of purposes (subject to any consents required) With water & drainage connected.

Externally

There is plenty of off street parking through a gated entrance with a large gravelled area with various places to sit and relax around the site including a very nice elevated decked area off the main bedroom. There is also an extra small parcel sloping land located to the side of the property.

Directions

In the centre of Capel Iwan village, turn left at the T junction (as if coming from Newcastle Emlyn) and proceed out of the village, passing through a small crossroads and continue on a few hundred yards until you see a left hand turning,

take this left hand turning and Windmill View is immediately on your right hand side, denoted by our for sale board.

General Information

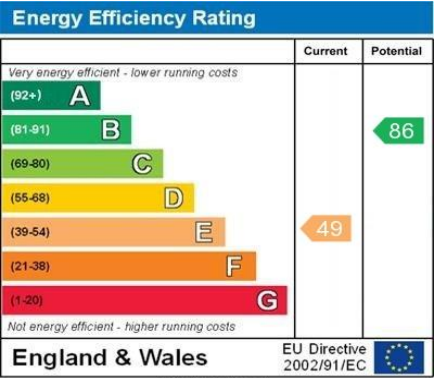
Viewings: Viewings strictly by appointment with the agents, Houses For Sale in Wales:

Services: Mains electricity, private water, mains drainage, LPG gas, fibre broadband (subject to contract).

Council Tax: Band C, Carmarthenshire County Council (2021/22 - £1470.00)







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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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