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Ardwyn, Tanglwst, Newcastle Emlyn, SA38 9NH
Offers in the Region Of £265,000





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£265,000

- ❖ 3 Bed Detached Bungalow
- ❖ Far Reaching Views To Rear
- ❖ Detached Garage
- ❖ Newly Fitted Unused Kitchen

- ❖ Rural Village Location
- ❖ About 10 Mins Drive To Town
- ❖ Gardens Front And Rear
- ❖ Energy Rating: E

Property Description

A recently decorated (with an unused newly fitted kitchen) 3 bed detached bungalow situated in the rural village of Tanglwst, itself about a 10 minute drive into the larger market town of Newcastle Emlyn. The bungalow enjoys tremendous far reaching views over open countryside to the rear and has a hallway, kitchen / diner, 3 double bedrooms, modern bathroom with a shower and a bath, and a large lounge. There is oil central heating (new external oil boiler recently fitted), a detached garage and lawned gardens to the front and rear with plenty of off street parking space. A lovely well presented bungalow in a superb location.

Accommodation

Entrance via UPVC double-glazed door into:

Hallway

With radiator, access to all the main rooms, built-in broom cupboard, airing cupboard with immersion tank/heater, built-in cloaks cupboard, access to loft space, door off to:

Kitchen / Diner 9' 1" x 13' 6" (2.78m x 4.12m)

With a completely newly fitted kitchen with a range of wall and base units, stainless steel sink/drainage unit, "Lamona" ceramic hob with extractor over, "Lamona" electric oven, space and plumbing for washing machine, door out to side, laminate flooring, radiator, window to the front.

Bedroom 1 10' 7" x 8' 0" (3.23m x 2.43m)

With window to the front, radiator.

Bedroom 2 10' 0" x 8' 9" (3.06m x 2.67m)

With window to side, radiator.

Bedroom 3 12' 4" x 9' 2" (3.75m x 2.80m)

With window to the rear providing far-reaching views, wall-length wardrobes, radiator.

Lounge 13' 6" x 13' 0" (4.12m x 3.96m) into recess

With window to the rear, again with far-reaching views, radiator, brick fire surround with electric coal-effect fire (the chimney, however, still works if a wood-burner were preferred), laminate flooring.

Bathroom

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

Externally

Entrance via timber gates onto a concrete driveway with parking for 2 cars, lawned gardens front and rear with extensive far reaching views over rolling countryside to the rear, detached garage.



Detached Garage 23' 1" x 10' 1" (7.03m x 3.07m) External dimensions

With up and over door, pedestrian door to side, utility area at the rear.

General Information

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

Tenure: Freehold

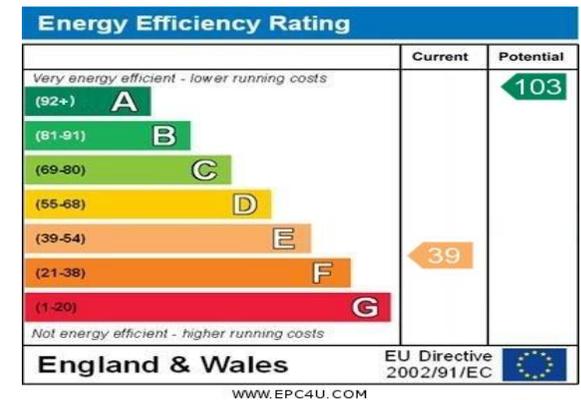
Services: Mains water, mains electricity, private drainage (septic tank), oil-fired central heating.

Council Tax: Band D, Carmarthenshire County Council.









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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