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13 Heol Ffinant, Newcastle Emlyn, SA38 9HZ

£349,900





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- ❖ 3 Bed Detached Bungalow
- ❖ Easy Access Into Town
- ❖ Useful large Basement With 4 Rooms
- ❖ Excellent Views To The Rear

- ❖ New Kitchen & Boiler Fitted Nov 21
- ❖ Garage And Off Street Parking
- ❖ No Through Road Location
- ❖ Energy Rating: E



Property Description

A conveniently located 3 bedroom detached bungalow which had a quality kitchen fitted in November 21 together with a new lpg boiler, located just off Penlon Road in Heol Ffinant which provides very quick access into the bustling little market town of Newcastle Emlyn. In the very nicely presented bungalow there is an entrance porch leading into the main hallway which provides access into the 3 double bedrooms (one which has an ensuite shower), a cloakroom, a large family bathroom with shower and bath, a large lounge / diner with two sets of french doors leading out onto an extensive verandah with far reaching views, a superb kitchen / breakfast room fitted in Nov 2021. Below the bungalow in what is essentially the basement there are a further 4 areas partitioned off to provide a normal garage area, a storage area, an office and a very useful large room currently configured as a "man cave". Outside there is plenty of parking on the driveway together with lawned gardens. Excellent and well presented home in a very convenient location close to the shops and schools. NO ONWARD CHAIN.

Accommodation

Entrance via a set of UPVC patio doors into a lovely:

Bedroom 2 14' 5" x 14' 9" (4.40m x 4.50m)

With UPVC double-glazed window to side giving lovely views over the Teifi Valley, radiator, coving to ceiling.

Porch Area

With UPVC French doors out to side, tiled flooring, composite door leading to:

Master Bedroom 1 12' 0" x 12' 11" (3.65m x 3.94m)

With UPVC double-glazed window to the front, built-in wardrobe, radiator.

Hallway

With doors off to most rooms, radiator, airing cupboard with radiator, laminate flooring, door off to:

Bathroom

With obscured UPVC double-glazed window to the side, panelled bath, low level flush WC, wash hand basin, shower cubicle with tiled walls and with "Gainsborough" shower fitted, radiator, coving to ceiling.

Cloakroom

With low level flush WC, wash hand basin, chrome towel radiator.

Kitchen/Breakfast Room 14' 5" x 9' 9" (4.40m x 2.98m)

A superb modern kitchen /breakfast room fitted in Nov 21 with an excellent range of wall and base units, ceramic hob with extractor over, quartz worktops, Bosch microwave & double oven, Bosch integral dishwasher, 1.5 bowl sink/drainer unit, porcelain tiled flooring, tiled splash back, UPVC double-glazed window with views over the Teifi Valley.

Bedroom 3 (with En-Suite Shower) 16' 10" x 11' 10" (5.12m x 3.60m) into recess

With UPVC double-glazed window to the front, radiator, large shower cubicle.



Lounge / Diner 13' 10" x 22' 6" (4.21m x 6.85m)

A lovely room with two UPVC patio doors leading out onto the Verandah with fine views over the Teifi Valley, multi-fuel stove set in "Carrara marble" fire surround, two radiators, UPVC double-glazed window to side with views over open farmland.

Verandah

With galvanised safety railings, timber flooring. The verandah is positioned to fully take advantage of the views to the rear over the Teifi Valley.

Garage / Basement Rooms

This is a particularly large area that not only provides a garage but there are three other large storage rooms which could be utilised for a variety of purposes. These rooms comprise:

Garage Area 12' 4" x 24' 5" (3.75m x 7.45m)

With up and over door with concrete flooring, access to three other rooms including:

Room 1 10' 9" x 26' 1" (3.28m x 7.95m)

Currently used as a home office.

Room 2 8' 0" x 18' 8" (2.44m x 5.70m)

Useful storage space.

Room 3 13' 7" x 32' 2" (4.13m x 9.80m)

With two windows to rear and door out to gardens and currently used as a "man cave" as can be seen from the pictures.

Externally

The property is approached via a driveway which leads to the garage / basement. There are lawned areas to the front and rear with lovely views over the valley to the side and rear. The bungalow is the last in a row and consequently has views over open farmland to the side.

General Information

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

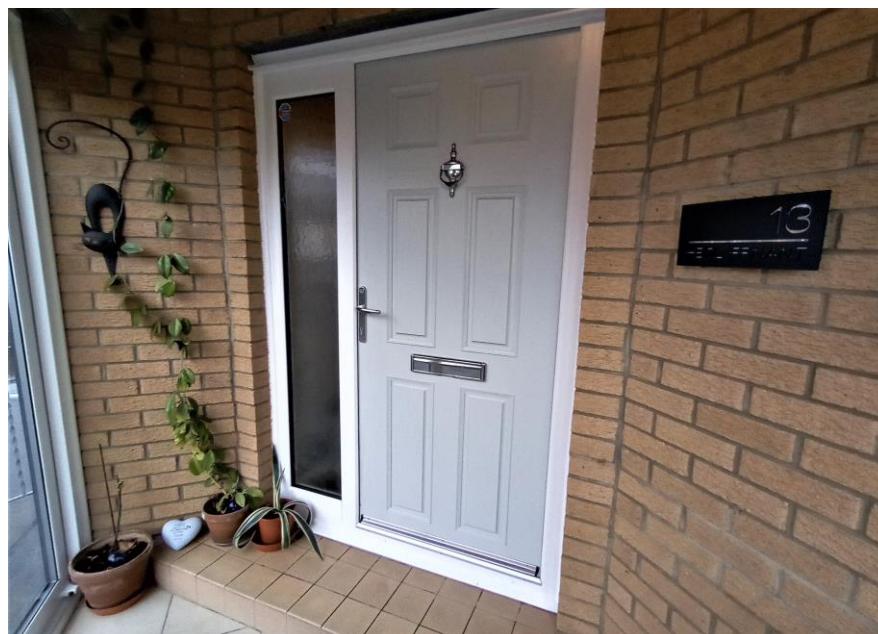
Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, LPG central heating.

Council Tax: Band E, Carmarthenshire County Council (charge for 2022/23:
£2140.53

Directions

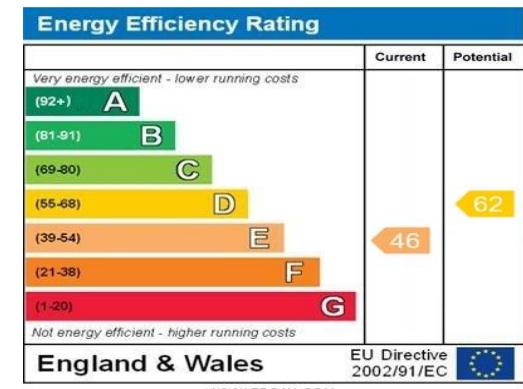
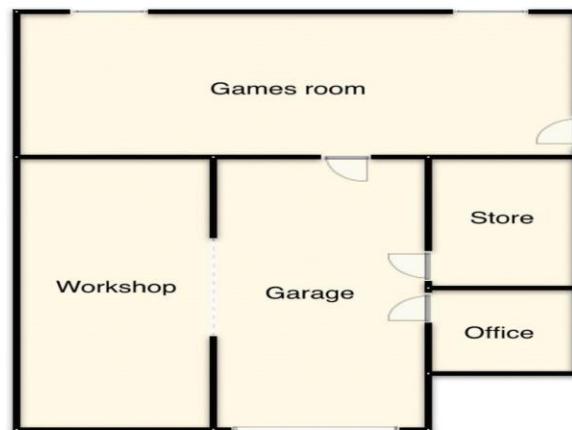
From the A484 in Newcastle Emlyn, take the turning into Penlon Road (beside Glyn Nest Nursing Home). Proceed up the hill and take the 2nd turning on the left into Heol Ffinant. Bear right at the fork in the road and No. 13 is the last property on the left-hand side, denoted by our For Sale board.











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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