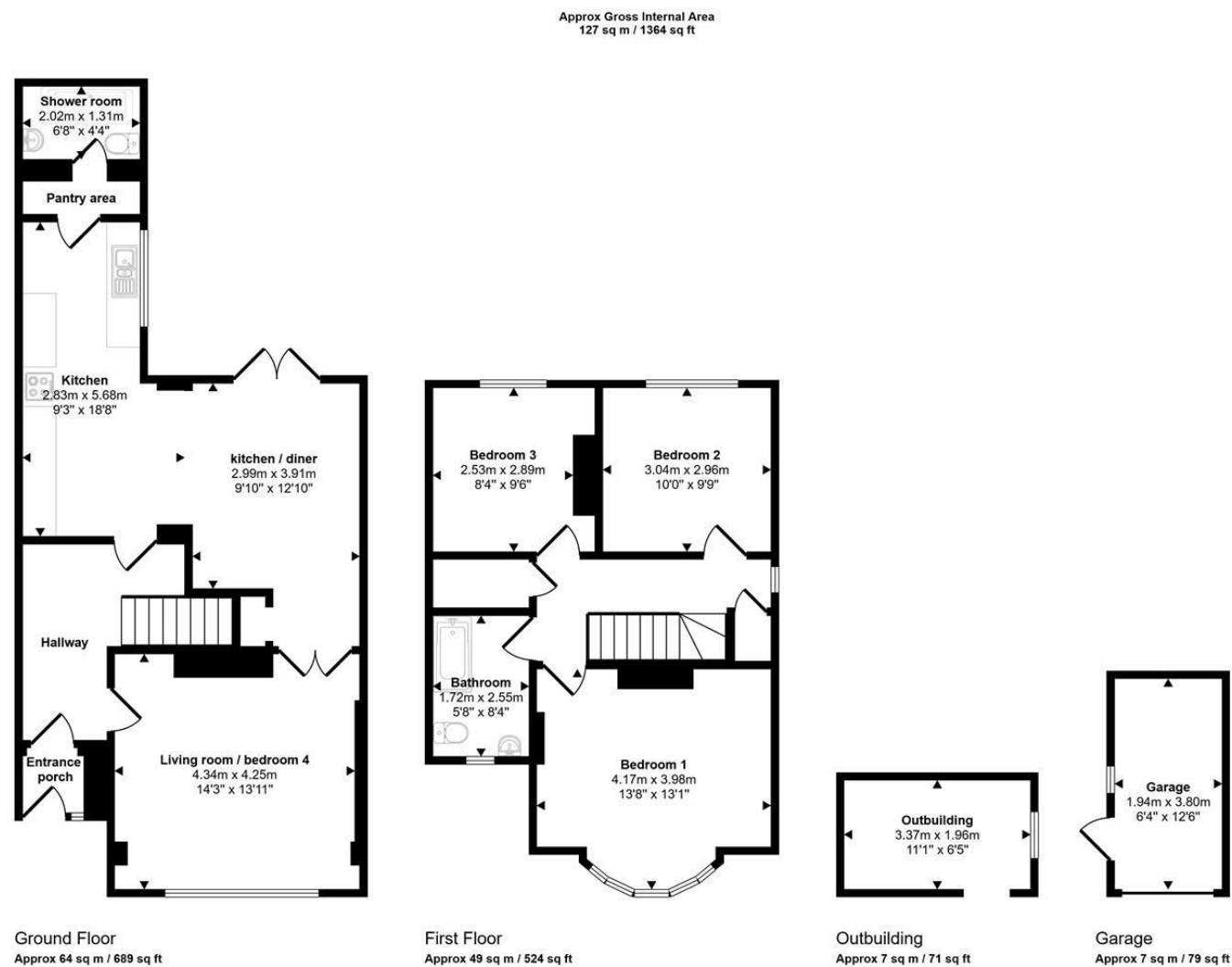




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Carmarthenshire

ref: LW/AMS/06/26/OK/AMS/06/26

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

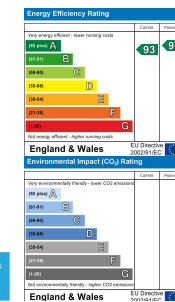


## The Poplars Ebenezer Street, Newcastle Emlyn, SA38 9BS

- Semi-Detached House
- Two Reception Rooms
- Walking Distance of Amenities
- Open Plan Kitchen / Dining Area
- Air Source Heat Pump & Solar Panels
- Three Bedrooms
- Well Presented
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating: A

Open To Offers £220,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



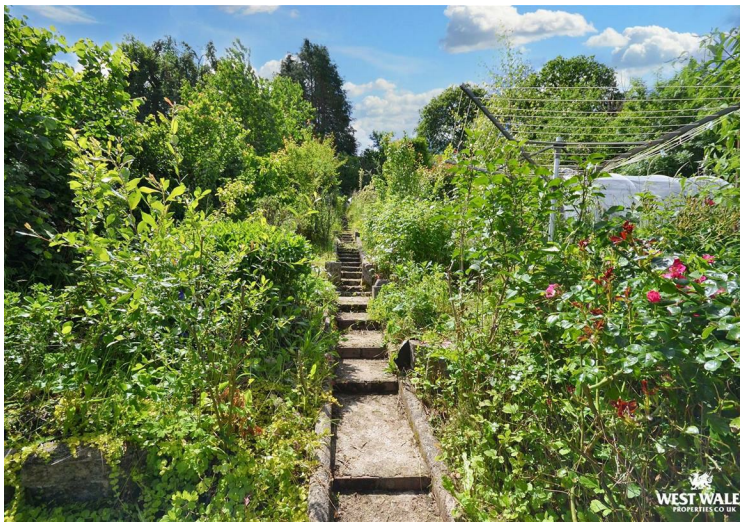
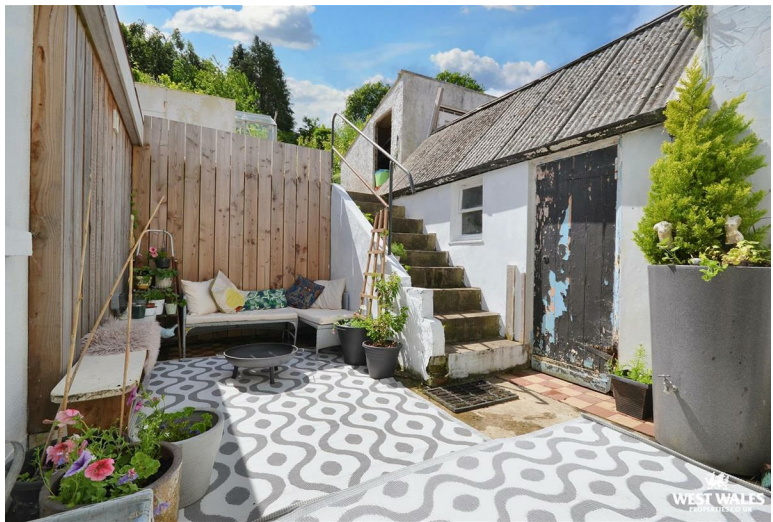
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*The Agent that goes the Extra Mile*







Situated in Newcastle Emlyn, within easy walking distance of the town and its range of amenities, this well presented semi-detached home has been tastefully updated by the current owner. Offering versatile accommodation, three double bedrooms, an open-plan living space, off-road parking, garage, solar panels and a rear garden with far-reaching views, this property is ideal for families, or those seeking a well-positioned home in a popular market town.

The accommodation is entered via a welcoming hallway featuring patterned flooring and ample space for coats and shoes. To the front of the property is a bright reception room with a sizeable window and feature fireplace, which has the potential to be reinstated as an open fire. Currently utilised as a fourth bedroom, this versatile room could equally serve as a formal lounge, playroom, or home office. From this room, glazed doors open into the dining area, which can also be accessed via a door in the hallway.

There is an open-plan kitchen and dining/living area. The kitchen is well presented and has been added within the last three years. The kitchen benefits from stylish fitted kitchen units with a worktop and splashback, with a double sink overlooking the rear of the property. There is also a cosy living and dining area, with patio doors that open out onto the courtyard. Beyond the kitchen, there is space for a washing machine, and access to the modern shower room.

On the first floor, the landing leads to three double bedrooms. The principal bedroom enjoys an attractive bay window, allowing natural light to flood the space. Completing the accommodation is a family bathroom fitted with a bath and shower over, wash hand basin, and WC.



Externally, to the front is a garden planted with a variety of shrubs and flowers, while a driveway to the side provides off-road parking and access to the garage. A gated side entrance leads to the rear garden. The rear garden is accessed through the dining area, to the courtyard which offers a great seating area. Steps lead to the first section of the garden where there is a greenhouse, and a further patio area with access to the useful outbuilding. Further steps lead to the top of the garden with lawned areas to either side, where the owner has planted a variety of trees. As you reach the top of the garden there are lovely countryside views overlooking Newcastle Emlyn, and the castle can be seen in the distance. A great spot to enjoy your morning coffee!

Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers a range of amenities including a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure center, several public houses and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.

## DIRECTIONS

From Cardigan continue on the A484 into Newcastle Emlyn. On entering Newcastle Emlyn continue along the road for approximately 0.5 miles and the property will be found on your right hand side, denoted by our for sale board. What three words - [///fond.chose.mini](https://www.google.co.uk/maps/@52.35415,4.11415,15z)



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.