



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/05/25/OK/LW

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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

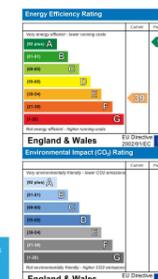


## Wern Cottage Station Road, Newcastle Emlyn, Carmarthenshire, SA38 9BX

- Detached House
- Three / Four Bedrooms
- Three / Four Reception Rooms
- Walking Distance To Amenities
- Solid Fuel Heating
- In need of Modernisation
- Enclosed Garden
- Outbuilding & Garage
- Character Features
- EPC Rating: E

Offers In The Region Of £185,000

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 Agent that goes the Extra Mile**





A detached house, conveniently situated in Newcastle Emlyn town, within easy reach of shops, schools and amenities. The property offers excellent potential for modernisation and would make a lovely family home. Benefitting from three / four bedrooms, and an enclosed rear garden.

The accommodation briefly comprises an entrance hallway, with a door to the right leading into a reception room featuring a fireplace—this space could also serve as a fourth bedroom. To the left, another door opens into a reception/living room.

The kitchen is fitted with a range of units and has a door leading to the front of the property. There is also a separate dining room and an additional reception room—suitable for use as a living room—with a door providing access to the side of the property. Upstairs, the first floor offers three bedrooms and a bathroom, which is accessed through one of the bedrooms. The house benefits from double glazed sash windows and character features throughout.

To the front of the property lies a delightful enclosed garden, mainly laid to lawn and bordered by mature shrubs, offering both privacy and character. A charming stone-built outbuilding with a W/C—believed to have once served as the village bakery—adds further appeal and offers potential for conversion into overflow accommodation (subject to the necessary planning consents). Additionally, there is a detached garage, providing useful storage or the option for off-road parking.



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 A484 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 0.7 miles and the property will be found on your left hand side. What three words - ///shame.magnetic.basket



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