

Ground Floor  
Approx 188 sq m / 2024 sq ft



First Floor  
Approx 91 sq m / 982 sq ft

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.

TAX: Band 'C' CARMARTHENSHIRE COUNCIL

PLEASE NOTE: The main garage doors are not accessible by vehicles. Please contact the office for further details.

REF: LW/LW/11/23/LW/OK

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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG  
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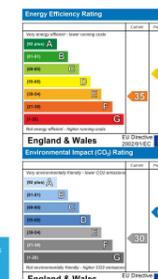


## Mount Pleasant Capel Iwan, Newcastle Emlyn, Carmarthenshire, SA38 9LT

- Three Bed Detached Property
- **\*Smallholding Potential\***
- Attached Garage/Workshop
- Off Road Parking
- In Need of Updating
- **\*\*Chain Free\*\***
- **Approx. 0.8 acre of Land \***
- Village Location
- Three Reception Rooms
- Energy Rating: F

Price £280,000

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**The Agent that goes the Extra Mile**





**\*SMALLHOLDING POTENTIAL \*** Set within the rural village of Capel Iwan this three-bed detached house comes with approximately just under an acre of land and three reception rooms and offers a wonderful opportunity for self sufficient living.

The house is in need of renovation and updating however it has tremendous potential and would make a lovely family home.

Internally, the house briefly comprises; a side porch entrance leading into the snug, a short walkway leads to the garage or to the kitchen/diner that has space for a dining or breakfast table. From here, you can access the main part of the house where the reception rooms and bedrooms are or head towards the rear of the house where there is a shower room, spacious utility with practical slate slab flooring and the oil boiler and another room that could be used as an office, a rear door leads to the garden and paddock.

Back within the main part of the house there is a lounge with an open fireplace and tiled surround, a dining room, a handy storage cupboard sits under the stairs and the front entrance has a UPVC porch. Upstairs, there is an L-shaped landing leading to the three bedrooms all of which are doubles, a dressing room sits between two bedrooms and there is a master bathroom with built-in cupboards.

The store room is currently accessed from the rear garden via steps, has the potential to be developed into another bedroom or bathroom, the garage is attached to the property and was previously used as a workshop and has electricity and lighting and a roller door. Attached to the garage is a mostly corrugated metal building, which can be used as storage or a workshop.



Externally, there is ample off-road parking and gated access either side of the house with walkways to the rear garden which comprises of a grass lawn, rear patio and a further section of ground that leads to the paddock, the paddock is fenced and is approx. 0.8 acres, the perfect place to have a pony, or smaller animals.

Capel Iwan is a small village situated 3.3 miles away from the market town of Newcastle Emlyn and only 15.5 miles away from Carmarthen. 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 residents and tourists a range of amenities include a Castle, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. Newcastle Emlyn is only 10.6 miles south east of Cardigan and within easy reach of many local beaches, areas and attractions.



### DIRECTIONS

Directions: From Cardigan follow the A484 into Newcastle Emlyn. Once you reach Newcastle Emlyn take the turning towards Ysgol Gyfun Emlyn and head towards Penrheber. Carry on along this road until you see signs towards Capel Iwan. Follow these signs into the village of Capel Iwan property is then located to the left of the village square. What 3 Words Reference - //registry.publisher.dome

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