EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

## Mountain View, 10 Green Meadow, New Inn, New Inn, Carmarthenshire, SA39 9BA

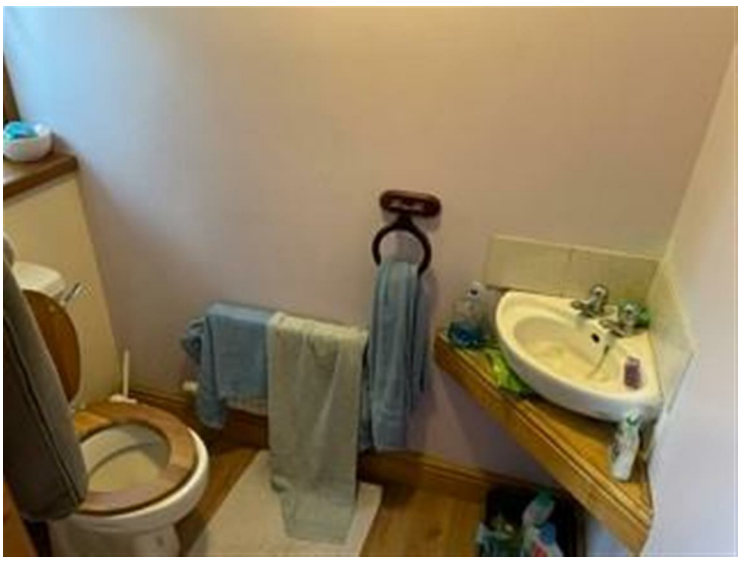
**Offers Over £273,000**

AN ATTRACTIVE MODERN DETACHED 3 OR 4 BEDROOM DORMER BUNGALOW C 2008, WITH OIL CENTRAL HEATING, DOUBLE GLAZING AND SET IN LANDSCAPED GROUNDS WITH INTEGRAL GARAGE AND PARKING FOR CARAVAN/BOAT ETC.

## THE PROPERTY
Built C2008 with full double glazing and central heating . The property comprises:-

## ENTRANCE HALL
laminated flooring, door to Cloak Room off.

## CLOAK ROOM



with corner Wash hand basin and Toilet.

## STUDY/BEDROOM 4
14'0" x 10'0" (4.27 x 3.05)

## LOUNGE
13'0" x 13'0" (3.96 x 3.96)

laminated flooring and ornamental fireplace

## KITCHEN/DINING ROOM
21'0" x 13'0" (6.40 x 3.96)

'L' Shaped with a range of base and wall units, 1 1/2 bowl stainless steel sink, electric hob and cooker with extractor hood, integrated fridge and plumbed for dishwasher. Breakfast bar with wine rack under.

## DINING AREA
with double doors to :~

## CONSERVATORY

Conservatory and rear garden.

## UTILITY ROOM
with plumbing for washing machine

## UPSTAIRS

## MASTER BEDROOM
19'0" x 16'0" (5.79 x 4.88)

with built in wardrobes, en-suite with double shower, wash hand basin and toilet

## BEDROOM 2
15'0" x 10'0" (4.57 x 3.05)

with TV poiint

## BEDROOM 3
11'0" x 9'0" (3.35 x 2.74)

with TV point

## BATHROOM

Toilet, wash hand basin, bath and access to loft space.

## LANDING STORE CUPBOARD

## INTEGRAL GARAGE
17'0" x 9'0" (5.18 x 2.74)
with up and over door

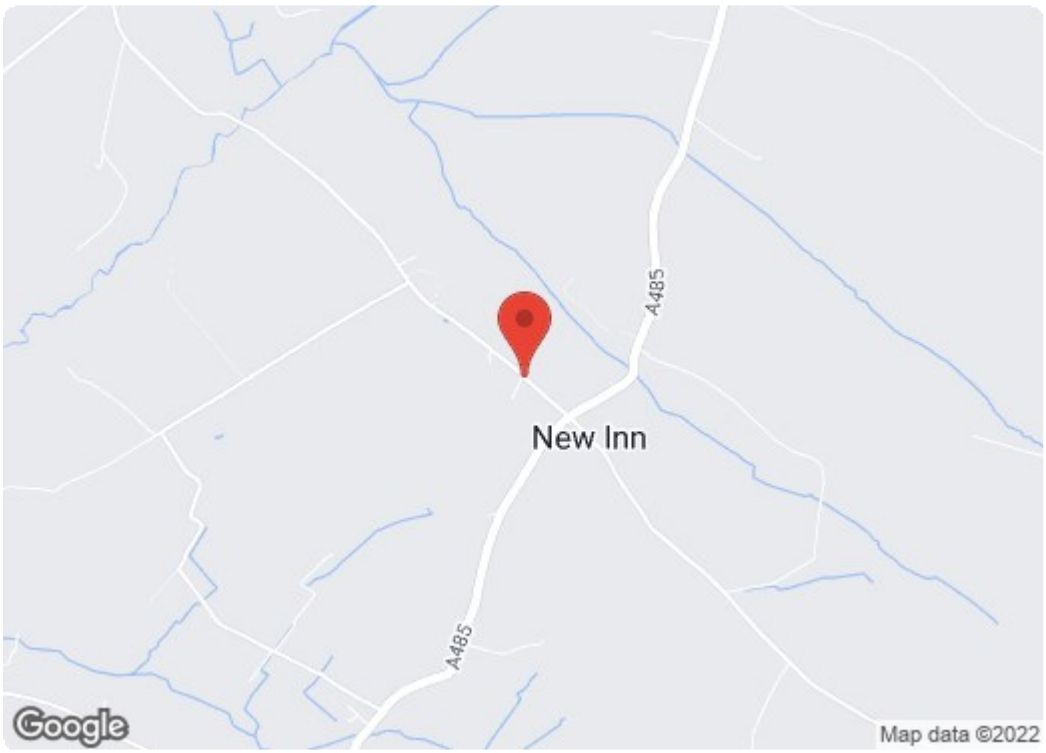
## OUTSIDE
Pleasant landscaped grounds front and rear with barbecue and garden toolstore plus ornamental fish ponds.

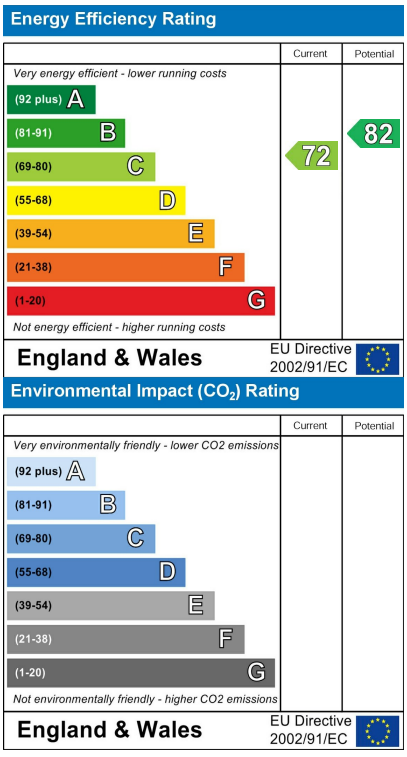
## VIEW

## SERVICES
Mains water, electric and drainage. Oil Central Heating and Double Glazing

## DIRECTIONS
Proceed out of Lampeter towards the Co-op Superstore for approximately 1 mile and turn Right opposite Motor World onto the A485 towards Llanybydder, go through Llanybydder and carry on for approximately 5 miles to the village of New Inn. At the cross roads in the middle of the village turn Right, proceed for 300 yds and 10 Green Meadows can be found on the Left. Mountain View is the 1st property on the Left
What3words liquid.phantom.uppermost

## Council Tax Band D
We understand the property is Council Tax Band D and the Council Tax payable for 2022 / 2023 financial year is £1396




**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**
**Tel: (01570) 422395**

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**
**Tel: (01570) 480444**

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**
**Tel: (01267) 236611**

*Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,*