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 £249,999

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.

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

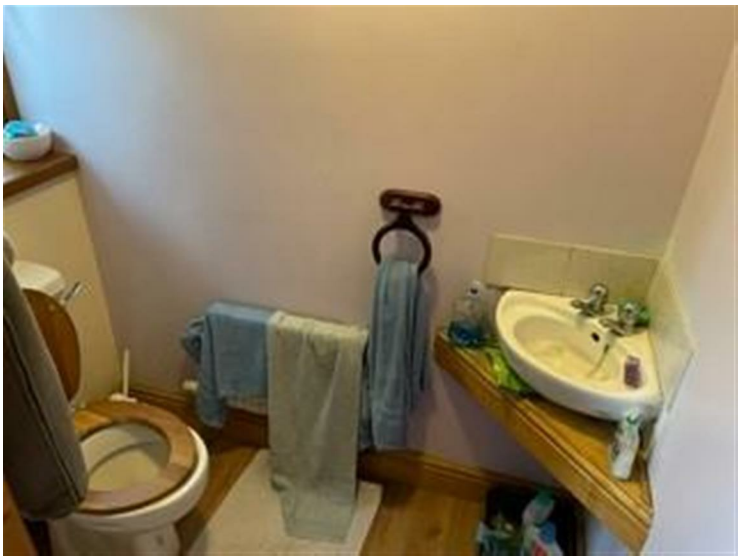
THE PROPERTY

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.

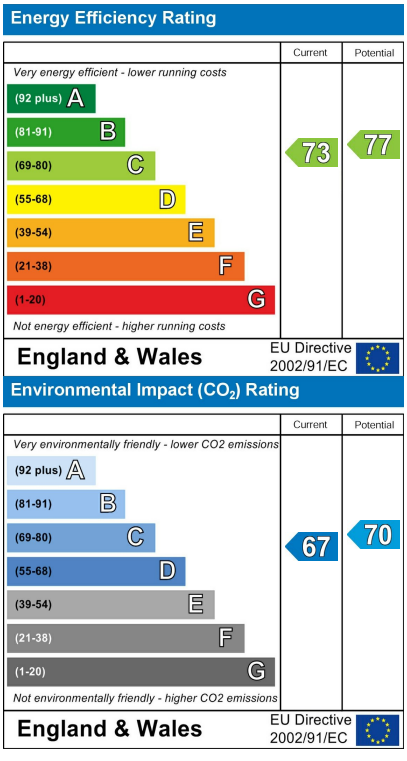
LANDING STORE CUPBOARD

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



EVANS BROS.

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

EVANS BROS.

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

EVANS BROS.

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.,