EVANS BROS.
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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Glandwrog, Capel Iwan Road, Newcastle Emlyn, Carmarthenshire, SA38 9LP

Asking Price £495,000

A delightfully situated country bungalow set in approx 2 acres

This superior bungalow is located in an attractive setting with picturesque views over the surrounding country side. The accommodation is large and well appointed with good quality fittings including a solid oak bespoke kitchen with feature red AGA range and hardwood internal carpentries. The property has 3 reception rooms and a conservatory with 2 or 3 ground floor bedrooms and principle bathroom with a further first floor bedroom and shower room. There could also be annexe potential with the conversion of the garage (STC)

Set in spacious gardens with a large driveway for ample parking and an integral garage with paddock in all approx 2 acres.

Please note this property is subject to an agricultural occupancy restriction (further details from the selling agents)

LOCATION

The property is attractively positioned being tucked away yet not remote, only some 1.5 miles from the destination and Teifi valley market town of Newcastle Emlyn, enjoying far reaching views over the surrounding countryside. Newcastle Emlyn offers a good range of everyday amenities including primary and secondary schooling, leisure centre, doctors surgery, chemist, banks etc., and also is convenient to the larger towns of Cardigan and Carmarthen to the south.

DESCRIPTION

We are informed the property was constructed by the late parents of the current vendors to their own high specification in circa 1991, using good quality materials. The property has an impressive finish and really should be inspected to be fully appreciated. The property has the benefit of hardwood double glazed windows with oil fired central heating via integral boiler to the AGA range and also in our opinion could have the possibility of annexe potential with conversion of the double garage with incorporation of the utility room/cloak room.

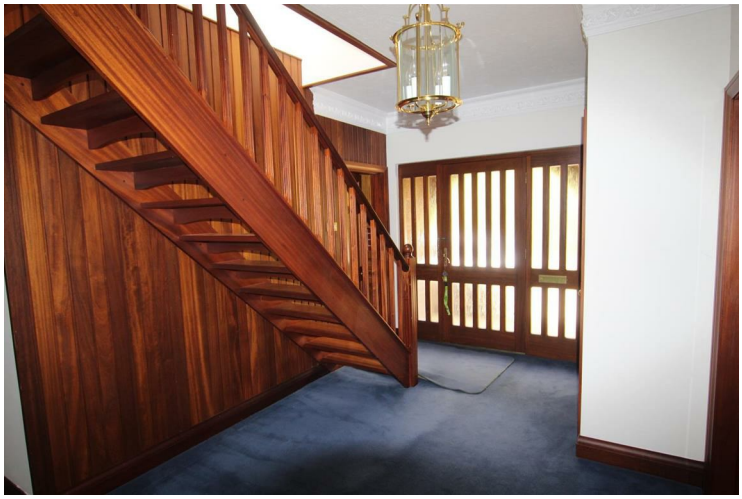
The property affords the following accommodation:-

REAR ENTRANCE DOOR

To impressive welcoming -

HALLWAY

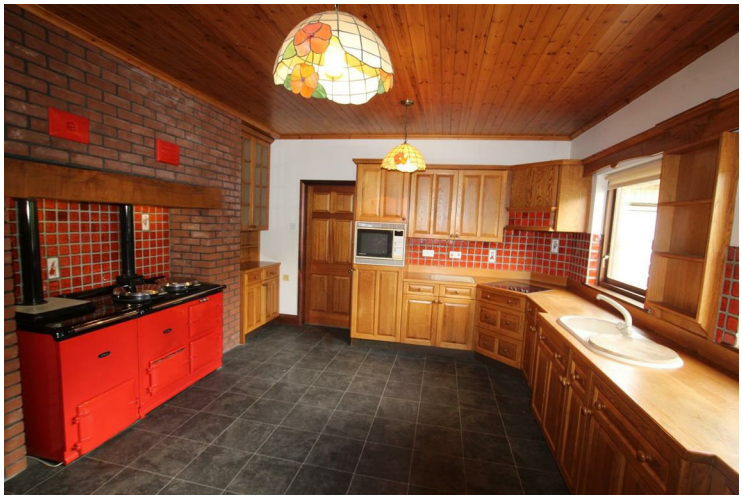
17'3" x 9'3" (5.26m x 2.82m)



open tread mahogany stairs to first floor

KITCHEN

17'7" x 15'3" (5.36m x 4.65m)



Attractive room with bespoke handmade solid oak fitted kitchen units having single bowl sink unit, oak worktops, ceramic hob, combination oven/microwave and feature AGA range with integrated oil fired boiler providing the central heating facilities. This really is the heart of this home being set

in a feature exposed dress brick chimney breast with side oak display units, tongue and groove ceiling

UTILITY ROOM
12'4" x 11'5" (3.76m x 3.48m)
radiator, tiled walls with base units having single drainer sink unit, rear entrance door,

STORE ROOM off

CLOAKROOM
with toilet, wash basin, radiator, half tiled, door to -

OFF THE MAIN HALL -

DINING ROOM
14'3" x 13'4" (4.34m x 4.06m)

with patio doors, feature parquet flooring, radiator

LIVING ROOM
14'4" x 18' (4.37m x 5.49m)

with an attractive marble fireplace having gas coal effect fire inset, feature bay window to side, radiator, patio doors to -

CONSERVATORY
13'3" x 8' (4.04m x 2.44m)

Tiled floor, side entrance door

SECOND SITTING ROOM/BEDROOM 4
13'9" x 12'4" (4.19m x 3.76m)

With a feature brick fireplace having lpg coal effect gas fire inset, recessed alcoves

MAIN FRONT RECEPTION HALL

with main entrance door leading to -

INNER HALLWAY

with storage and airing cupboards off.

BEDROOM 1
13'10" x 13'8" (4.22m x 4.17m)

with fitted bedroom suite incorporating fitted wardrobes, vanity unit with wash hand basin

BEDROOM 2
14'9" x 11'5" (4.50m x 3.48m)

Front bay window, radiator

BATHROOM
12' x 12'4" (3.66m x 3.76m)

A large room with a luxurious suite comprising of a sunken bath, toilet, bidet, wash hand basin, separate corner shower cubicle

OPEN TREAD HARDWOOD STAIRCASE
up to -

FIRST FLOOR ACCOMMODATION

LANDING

velux roof window, built-in wardrobes

SHOWER ROOM

with shower, wash basin, toilet, fully tiled

BEDROOM 3
15'2" x 13'1" (4.62m x 3.99m)

Velux roof window, built-in wardrobes, radiator.

EXTERNALLY

This property has an attractive approach via a splayed stone walled entrance over a cattle grid with side pedestrian gateway leading to extensive tarmacadamed forecourt with ample parking and turning areas, leading to Integral

INTEGRAL GARAGE
21' x 16'10" (6.40m x 5.13m)

Double Garage with electric door. In our opinion the garage, utility room and cloakroom could be incorporated to provide a self contained annex subject to obtaining any necessary consents for overflow accommodation/multi generation use etc.

GARDENS

The property is surrounded by patio areas with sweeping lawned gardens surrounded by mature flower and shrub borders.

THE LAND

To the front and side of the property is a paddock area having independent roadside access, in all approximately 2.25 acres.

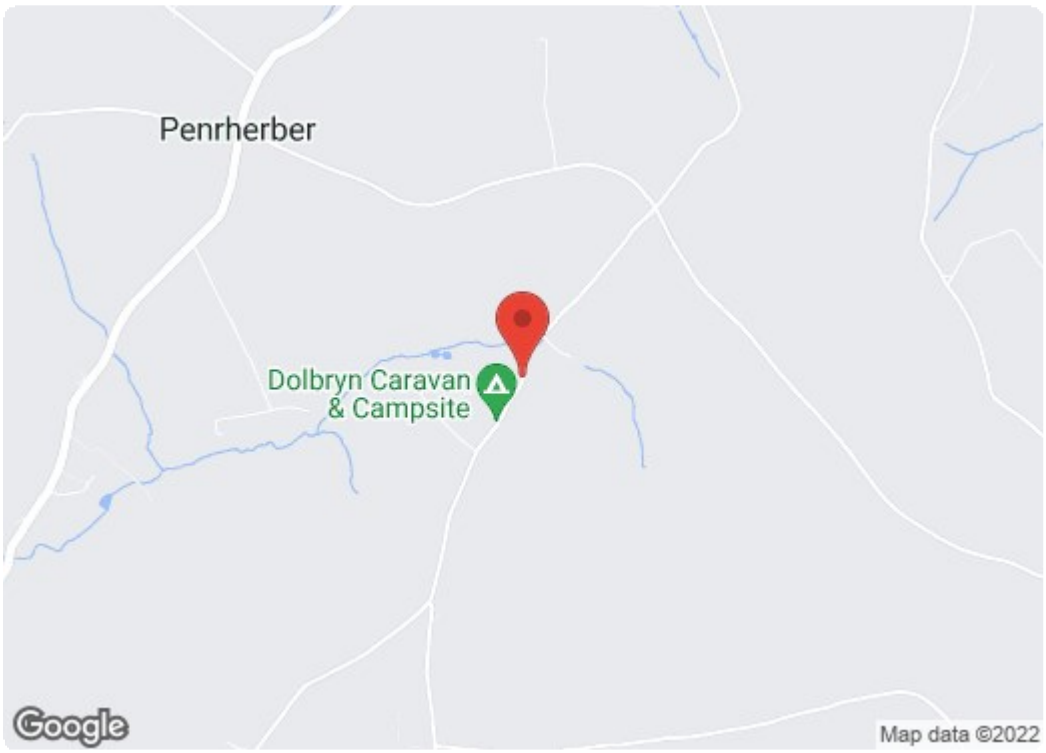
SERVICES
We are informed the property benefits from connection to private water supply via borehole, mains electricity, private drainage, oil fired central heating.

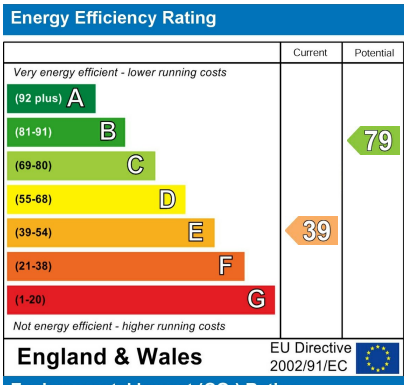
DIRECTIONS

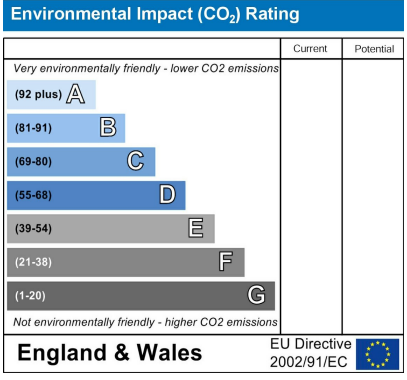
From Newcastle Emlyn, take the Capel Iwan road, up past the secondary school, and after passing this take the next left hand turning towards Capel Iwan, go through the first square and the property can be found on the right hand side as identified by the agents for sale board.

PLEASE NOTE

The property is subject to an agricultural occupancy restriction limiting the occupation of the property to a person solely and mainly employed or last employed in the locality in agricultural (as defined in section 291 of the town and country planning act 1971) or in forestry including any dependents of such person or a widow or a widower of such person. Further details from the selling agents.







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