



## The Smallholding Centre

10 High Street ☎ 01239 621 303

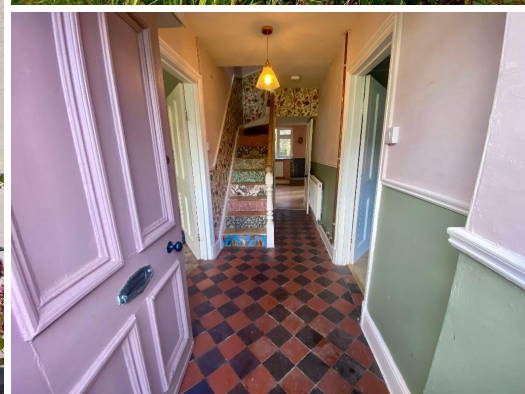
Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

4 Bed Terraced

£199,995



## Rhydyderw, Quarry Ffinant Newcastle Emlyn, SA38 9HP

A 4 bedroom character house conveniently located in a tucked away no through road within a five minute walk in to Newcastle Emlyn town. Accommodation briefly comprises: hallway, lounge, sitting room, kitchen / diner and on the first floor, four bedrooms and bathroom. Externally there is a small walled courtyard garden area to the front with large gardens to the rear which are mainly laid to lawn with a patio seating area. A tucked away character home convenient to town. NO ONWARD CHAIN.

## Key Features

4 Bedroom Character House

Good Size South Facing Garden  
To Rear

Nicely Presented Accommodation

Sympathetically Modernised

Some Lovely Character Features

Tucked Away No Through Road  
Location

5 Minutes Walk to Town

Energy Rating: E

## Ground Floor

**Accommodation** - Entrance via timber door into:

**Hallway** - With staircase to first floor, quarry tiled flooring, cloaks hanging space, radiator, door into kitchen/diner, sitting room and:

**Lounge** - 10' 7" x 13' 11" (3.25m x 4.25m) With double-glazed window to the front, fireplace with tiled hearth, character built-in cupboards & shelving, wood-effect laminate flooring, radiator.

**Sitting Room** - 7' 6" x 7' 6" (2.29m x 2.29m) With double-glazed window to the front, exposed wooden floorboards, fireplace with tiled surround, radiator.

**Kitchen / Dining Room** - 16' 1" x 11' 1" (4.91m x 3.38m) With UPVC double-glazed window to rear and double-glazed double doors to side leading out to rear garden, a range of base units, ceramic hob, Belfast style sink, space and plumbing for washing machine, space for eye-level oven, space for fridge freezer, tiled splash backs, solid oak work surfaces, radiator.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Bedroom 1** - 11' 1" x 14' 0" (3.4m x 4.27m) With UPVC double-glazed window to front and rear, built-in wardrobe, radiator.

**Bedroom 2** - 7' 5" x 14' 0" (2.27m x 4.28m) With UPVC double-glazed window to the front, feature fireplace, exposed wooden floorboards, radiator.

**Bedroom 3 / Study** - 7' 3" x 5' 8" (2.21m x 1.73m) With UPVC double-glazed window to the front, radiator.

**Bedroom 4** - 7' 7" x 10' 6" (2.34m x 3.21m) With UPVC double-glazed windows to side and rear, exposed wooden floorboards, radiator.

**Bathroom** - With feature stand-alone roll-top bath, low level flush WC, pedestal wash hand basin, chrome heated towel rail, built-in airing cupboard, part-clad walls, exposed wooden floorboards.

## Exterior

**Externally** - To the front of the property is a small courtyard garden area with dwarf wall and railings with path leading to the front door. To the rear there is a lovely south-facing, good-sized garden accessed from the rear patio doors with patio area seating area and steps which lead up to the lovely lawned areas with raised vegetable beds, mature shrubs & roses, apple trees with a concrete access path around the edge.

**General Information** - Viewings: Strictly by appointment with the agents, the Smallholding Centre or our sister company, Houses For Sale in Wales..

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage, LPG central heating.



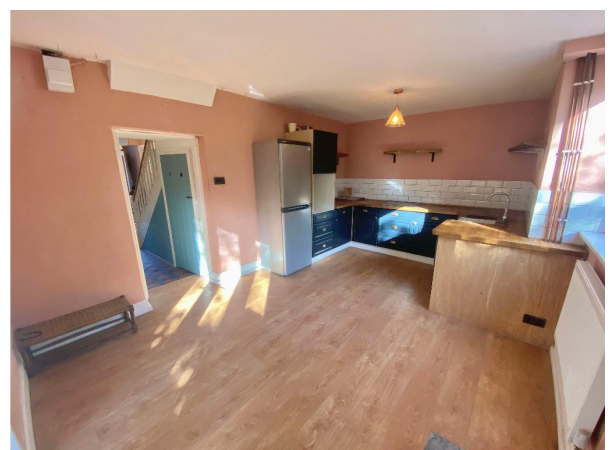
Lounge



Lounge - Another View



Kitchen



Kitchen / Diner

Council Tax: Band C, Carmarthenshire County Council.

**Directions** - From our office in Newcastle Emlyn, continue up the High Street to the A484. Turn left and then immediately right into Penlon Road. Go past Glyn Nest Nursing Home on the corner and then turn right into Quarry Ffinant. Proceed down this road and the property is the 3rd on the left, denoted by our For Sale board.



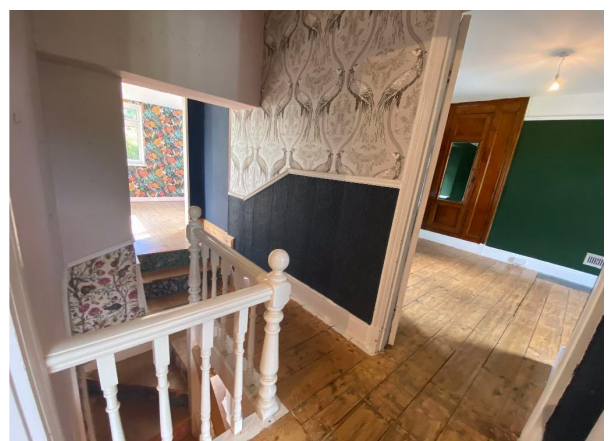
Dining Area



Sitting Room



Sitting Room - Another View



Landing



Bedroom 1



Bedroom 1 - Another View



Bedroom 2



Bedroom 3 / Study



Bedroom 4



Bedroom 4 - Another View



Bathroom



Rear Garden - Another View



View of House from Rear Garden



Rear Garden



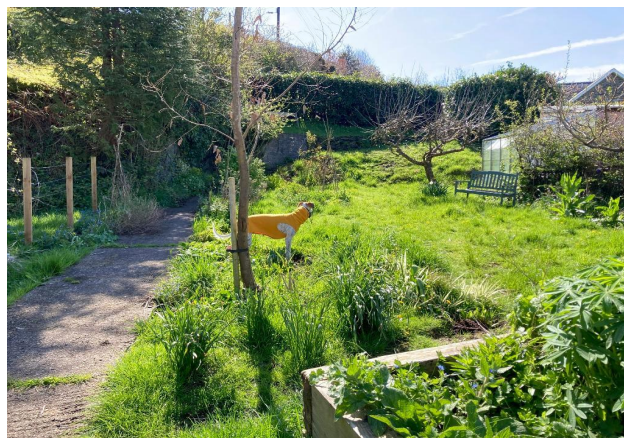
Outbuilding



Steps To Rear Garden



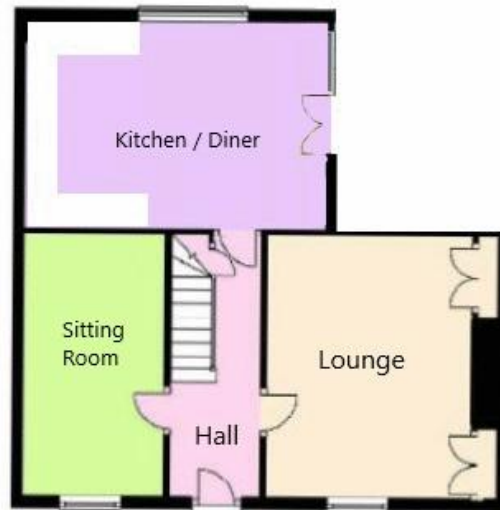
Patio Seating Area



Rear Garden - Another View

## Floorplans

Rhyd Y Derw, Quarry Ffinant - Ground Floor



Rhyd Y Derw, Quarry Ffinant - First Floor



## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	47   E	
21-38	F		
1-20	G		