



The Smallholding Centre

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3 Bed Semi-Detached

Offers in Region of

£245,000



Cilgwyn Mill, Ardwyn Terrace , Adpar, Newcastle Emlyn, SA38 9EF

This is a spacious historic semi detached stone Mill, originally part of the local Cilgwyn Estate with accommodation on 3 floors and large tiered gardens to the side and rear with views over the River Teifi and off street parking. The ground floor has an entrance hallway and utility with a large room used previously as a photographic studio but of course would make a superb home office or two further bedrooms if required, on the first floor there is a very large lounge with a woodburner leading to a kitchen, sitting room and ensuite master bedroom, on the second floor there are a further 2 bedrooms and a second bathroom. Cilgwyn Mill is situated within a short walk to the bustling market town of Newcastle Emlyn with its Castle, shopping facilities and local schools and overlooks the famous River Teifi. NO FORWARD CHAIN.

Key Features

Substantial Former Mill Building

Accommodation On 3 Floors

Large Partially Tiered Gardens

Off Street Parking

Short Walk To Emlyn Town

Master Bedroom Ensuite

Huge Lounge

Energy Rating: G

Ground Floor

Accommodation - Entrance via front door into hallway with spiral staircase to first floor, door into:

Large Studio - 34' 11" x 18' 11" (10.65m x 5.78m) With exposed beams, concrete floor, five windows to the front, door to rear, 3 radiators.

Utility - 8' 3" x 14' 11" (2.53m x 4.55m) With door out to rear, wall-hung boiler, large double sink unit, space and plumbing for washing machine.

Large Lounge - 19' 0" x 27' 5" (5.8m x 8.37m) With wood-burning stove, balcony to the front overlooking the River Teifi, 2 radiators, 3 windows to the front and side, staircase to second floor, door out to the rear gardens.

First Floor

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

Sitting Room - 8' 11" x 13' 8" (2.73m x 4.2m) With 2 windows to rear, radiator.

Kitchen Area - 9' 2" x 8' 6" (2.8m x 2.6m) With a range of wall and base units, sink, gas hob, oven, window to the front.

Master Bedroom (En-Suite) - 9' 11" x 11' 7" (3.04m x 3.55m) With two windows to the front, radiator, wall-length wardrobe space, leading to:

En-Suite Bathroom - With window to rear, superb roll-top bath, wash hand basin, low level flush WC, shower cubicle, tiled flooring, light/shaver socket.

Second Floor

Second Floor - Accessed via staircase from lounge and giving access to:

Landing Area - With restricted head room throughout with sloping ceilings.

Bedroom 2 - 14' 5" x 18' 0" (4.4m x 5.5m) With Sloping Ceiling (restricted height)

With window to the side, Velux roof window to the front.

Bathroom - With low level flush WC, wash hand basin, panelled bath, Velux roof window to rear.

Bedroom 3 - 14' 0" x 18' 0" (4.27m x 5.5m) With sloping ceiling (restricted height)

With Velux roof window to front.

Exterior

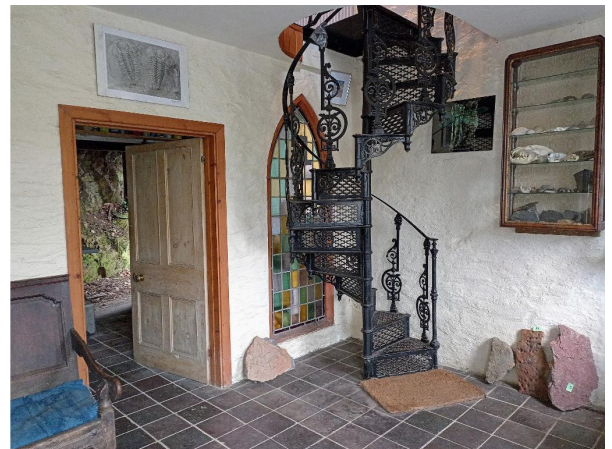
Externally - The outside space is predominantly behind and to the right-hand side of the property where there is off-street parking. The rear gardens are of a tiered nature and are accessed either via a wooden staircase (in need of work) or via a wooden sleeper "bridge" from the first floor. The gardens are of a good size and consist of lawned and wooded areas.



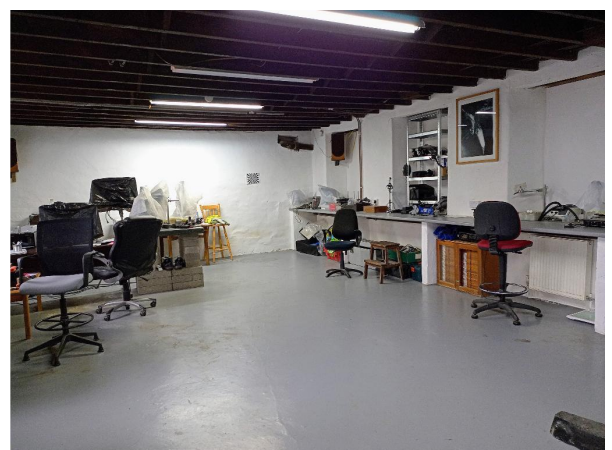
Rest and Relaxation



Side Garden and Parking



Entrance Hallway



Large Ground Floor Studio

Manager's Note - We are advised that along with hundreds of others properties in Wales in 2018 this property had an ingress of water when the River Teifi across the road reached the roadway. Of course all of the downstairs currently is used as a photographic Studio with no carpets etc anywhere on the ground floor so the consequences were minimal as the main living accommodation on this property is currently located on the first and second floors, which of course were NOT affected.

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 water, electricity & drainage

Council Tax: Band F, Ceredigion County Council

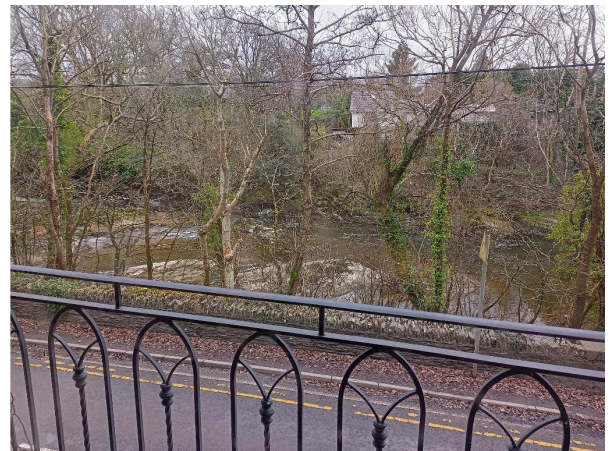
Directions - From Newcastle Emlyn take the A475 Lampeter road and proceed for a short distance where Cilgwyn Mill can be seen on the left-hand side just after the row of terraced houses on the right.



Large Lounge



Large Lounge - Another View



View From Lounge



Another View



Kitchen Area



Sitting Area



Another View



Master Bedroom with Ensuite



Ensuite Bathroom



2nd Floor Landing



Bedroom 2



2nd Floor Bathroom



Bedroom 3



Polytunnel



Rear Gardens



Views over River Teifi



Part-Wooded Gardens



Seating Area off Lounge



Tiered Rear Gardens



Tiered Rear Gardens



Tiered Rear Gardens



Tiered Rear Gardens



Small Pond Area



Side Garden Area



Side Garden View



River Teifi over Road



Another View



Side Gardens

Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G	9 G	