



The Smallholding Centre

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4 Bed Detached House

£299,950



Leiswood, Carmarthen Road Newcastle Emlyn, SA38 9DA

A large, period, 4 bed detached family home now requiring modernisation and located in a sought after location being walking distance into town and set within a generous plot with private off road parking. Accommodation, which is set across three floors, briefly comprises: a large dual aspect lounge, good sized kitchen, sitting room/bedroom 4 and on the first floor there are three bedrooms with box room/study and bathroom. Stairs lead up to the second floor with a large useful attic room. Leiswood is set back from the road with a small lawned area to the front with wall/railing boundary and steps leading up to the front door. There is a driveway to one side which leads to the level rear garden with raised lawned area, mature shrubs and parking area for vehicles with a countryside outlook beyond. A spacious property with huge potential. With work, this could make a lovely family home in a convenient location being walking distance to amenities and local primary and secondary schools.

Key Features

Large 4 Bed Detached House

Walking Distance Into Town

Accommodation On Three Floors

Large Level Garden To Rear

Driveway Parking

In Need Of Modernisation

No Onward Chain

Energy Rating: F

Ground Floor

Accommodation - Entrance via UPVC part double-glazed front door into:

Entrance Hall - A spacious hallway with staircase to first floor, under-stairs storage cupboard, door out to rear garden, door into:

Lounge - 12' 0" x 22' 9" (3.66m x 6.95m) A large room with double-glazed bay window to the front, window to rear, electric fire set in stone surround, TV point.

Sitting Room / Bedroom 4 - 11' 5" x 11' 10" (3.49m x 3.61m) With double-glazed bay window to the front, radiator.

Kitchen - 11' 1" x 10' 4" (3.38m x 3.15m) With window to rear, a range of wall and base units, space and plumbing for washing machine, space for cooker and space for under-counter fridge, radiator.

First Floor

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

Landing - With access to all first floor rooms, staircase up to attic room.

Bedroom 1 - 11' 3" x 11' 10" (3.44m x 3.61m) With double-glazed window to rear, radiator.

Bedroom 2 - 10' 10" x 11' 8" (3.31m x 3.57m) With large double-glazed bay window to the front (in need of attention) providing views over Newcastle Emlyn and beyond, radiator.

Bedroom 3 - 11' 10" x 11' 5" (3.63m x 3.48m) With large double-glazed bay window to the front, providing views over Newcastle Emlyn and beyond, radiator.

Study / Box Room - 7' 0" x 5' 1" (2.14m x 1.57m) With double-glazed window to the front.

Bathroom - With double-glazed window to rear, pedestal wash hand basin, low level flush WC, bath with tiled panel, built in airing cupboard, radiator.

Second Floor

Second Floor - Accessed via staircase on first floor landing and leading to:

Attic Room - 29' 0" x 11' 11" (8.86m x 3.64m) A large room with restricted head space, exposed wooden floorboards, window to both sides, access to loft space

Exterior

Externally - The property benefits from being set back from the road with a garden area to the front enclosed by wall and railings with steps which lead to the front door. There is a tarmac driveway to one side allowing off street parking which leads to the rear of the property. The rear garden has a raised level lawn area with mature shrubs.

Manager's Note - Please note: We have been advised by our client's



Lounge - Another View



Kitchen



Sitting Room / Bedroom 4



Bedroom 1

that the property has previously had underpinning works carried out however they have provided no paperwork in this regard. Purchasers should satisfy themselves with relevant surveys.

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

Tenure: Freehold

Services: Mains water, mains electricity, mains drainage, oil-fired central heating.

Council Tax: Band E, Carmarthenshire County Council

Directions - From our office in Newcastle Emlyn take the A484 towards Carmarthen and proceed past CKs supermarket. Go past the first right turn for Maes Marlog and past a second right turn for Heol Arad. Continue on the main road and Leiswood is the 4th property along on the right, denoted by our For Sale board.

What3Words: ///unlocking.hoping.spilling

Google Co-ordinates: 52.037622, -4.456002



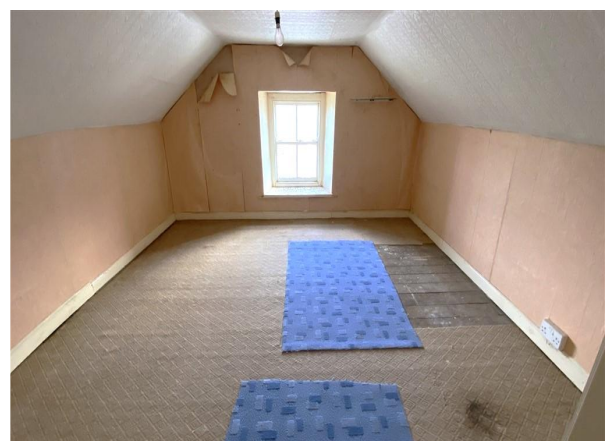
Bedroom 2



Bathroom



Bedroom 3



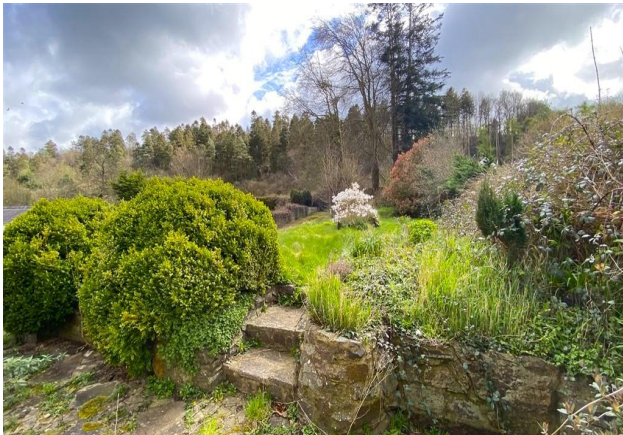
Attic Room



Attic Room - Another View



Attic Room - Another View



Rear Garden



Rear Garden Parking Area



Rear Of House With Driveway



Rear Garden



Rear Garden

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Leiswood, Newcastle Emlyn

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		