



## The Smallholding Centre

10 High Street ☎ 01239 621 303

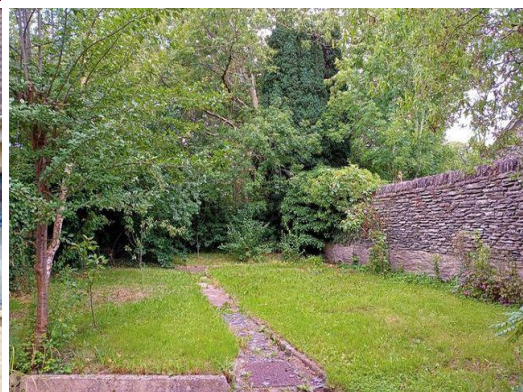
Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

3 Bed Terraced

£500,000



## Ger y Castell, Castle Street Newcastle Emlyn, SA38 9AF

Reputed to be one of the oldest houses in Newcastle Emlyn this gorgeous old house, positioned within direct sight of the 13th C Castle along the lane, has many character architectural features in keeping with houses of great age. In the house there is a kitchen, large lounge with inglenook fireplace, a sitting / dining room, on the first floor there are two large bedrooms, a family bathroom, a large landing / office area, on the second floor there is one large attic bedroom with an ensuite. Outside there is off street parking for 2 cars in front of the house together with a good sized rear garden with an outside toilet, storage building and a workshop. If you love old character houses and want to be surrounded by the facilities of a small market town then this beautiful old property could be for you.

## Key Features

One Of The Oldest Houses In Emlyn

Beautiful Character Features

Good Sized Gardens To Rear

Off Street Parking For 2 Cars

Within Direct Site Of 13th C Castle

Centre Of Emlyn Itself

Oozes Great Age Throughout

Energy Rating: E



## Ground Floor

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

**Hallway** - With slate slab flooring, door to rear gardens, staircase (one of three) to first floor, door off to:

**Sitting / Dining Room** - 11' 5" x 13' 2" (3.5m x 4.02m) With exposed beams, two built-in cupboards, window to the front, tiled flooring, radiator.

**Kitchen** - 13' 11" x 12' 3" (4.25m x 3.75m) With a range of units, enamelled sink/drain unit, LPG cooker with oven beneath, radiator, cooking range, exposed beams with floor tiles, under-stairs storage cupboard, leading through to:

**Main Lounge** - 24' 3" x 10' 7" (7.4m x 3.25m) With two windows to the side, inglenook fireplace, again slate slab flooring, staircase to first floor, door out to rear gardens, exposed beams.

## First Floor

**First Floor** - Giving access to:

**Bedroom 1** - 18' 4" x 10' 11" (5.6m x 3.35m) into recess.

With vaulted ceiling with exposed "A" frame trusses, two windows to the side, exposed timber floorboards, radiator, blocked-off fireplace, two roof windows.

**Large Landing / Office Area** - 9' 10" x 13' 6" (3m x 4.14m) max. dimensions.

With staircase leading back down to main entrance hall and another leading up to the attic bedroom, airing/storage cupboard, exposed beams and very old character floorboards.

**Bathroom** - With roll-top bath, high level flush WC, pedestal wash hand basin, radiator, window to rear, light/shaver socket, exposed beams.

**Bedroom 2** - 13' 0" x 9' 8" (3.98m x 2.95m) With exposed beams and character old floorboards, radiator, window to the front, old disused fireplace.

**Second Floor Attic Bedroom (En-Suite)** - 19' 5" x 13' 5" (5.94m x 4.1m) With restricted height.

With beautiful character old roof trusses, radiator, wooden flooring, two roof lights, door into:

**En-Suite Shower Room** - With low level flush WC, corner shower cubicle, wash hand basin.

## Exterior

**Externally** - The rear gardens are accessed via the external door in the main entrance hallway and lead to a small cobbled courtyard area which then leads into a mature lawned garden area. There are various useful outbuildings including an outside toilet, storage building and a workshop with, again, an original cobbled floor reflecting the great age of this beautiful building. To the front of the property there is off-street parking for 2 cars.



Hallway - Another View



Name Plaque



Kitchen



Kitchen - Another View

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, electric central heating.

Council Tax: Band C, Carmarthenshire County Council

**Directions** - From our office in Newcastle Emlyn proceed down the main street towards the river bridge. Turn right at the clocktower (towards the castle) and proceed for a short distance where Ger y Castell can be seen in the left-hand side, denoted by our For Sale board.



Bedroom 1



Bedroom 1 - Another View



Large Landing / Office Area



Another View of Landing/Office Area

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 42   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Bathroom



Bedroom 2



Bedroom 2 - Another View



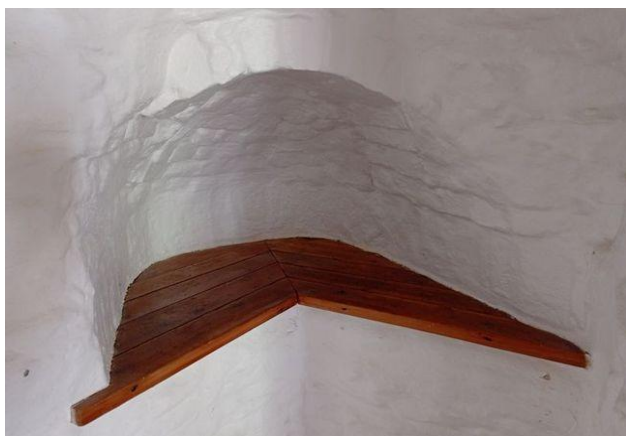
Attic Bedroom



Attic Bedroom En-Suite



Another View of Attic Bedroom



Architectural Feature



Lovely Old Beams

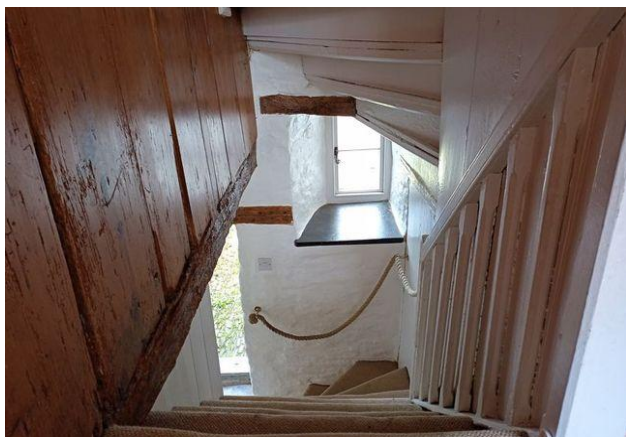




Feature "A" Frame Trusses



Staircase to 2nd Floor



Old Feature Staircase



Old Wide Floorboards



Lots of Character



Slate Flooring



Courtyard Leading to Rear Gardens



Rear View of House



Useful Storage Shed



Another Rear View