



The Smallholding Centre

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3 Bed Semi-Detached

Offers Over **£169,950**



Derwen Gardens , Adpar, Newcastle Emlyn, SA38 9PS

A very conveniently located three bed semi-detached house within walking distance of Newcastle Emlyn town. Accommodation briefly comprises: hallway, modern kitchen, large lounge / diner, downstairs WC and upstairs there are three bedrooms and bathroom. Externally to the front is a low maintenance garden with on street parking and the potential to park one car to the side of the house (STC). To the rear is an enclosed garden which is mainly laid to lawn with a useful block storage shed. An ideal first time buyer or investment property within close proximity to doctors surgery, primary and secondary schools and all the local amenities that Newcastle Emlyn has to offer. NO ONWARD CHAIN.

Key Features

3 Bed Semi Detached House

Walking Distance Into Town

Downstairs WC And Upstairs Bathroom

Modern Kitchen

Ideal First Time Buyer Property

UPVC Double Glazing Throughout

NO ONWARD CHAIN

Energy Rating : D

Ground Floor

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

Hallway - With built in storage cupboard, staircase to first floor, radiator, doors off to lounge, kitchen and downstairs WC.

Kitchen - 9' 8" x 7' 5" (2.96m x 2.27m) Having been updated in recent years and benefits from a range of wall and base shaker style units, stainless steel sink / drainer unit, electric ceramic hob, built in oven, space and plumbing for dishwasher, UPVC double glazed window to rear, UPVC door to rear garden, tiled flooring, door in to:

Lounge / Diner - 21' 6" x 11' 4" (6.57m x 3.47m) With laminate wood effect flooring, UPVC double glazed window to front, UPVC double glazed patio doors to rear garden, coal fired room heater, door into hallway.

Downstairs WC - With low level flush WC, space and plumbing for washing machine, space for tumble dryer, obscured UPVC double glazed window to side.

First Floor

First Floor Landing - With obscured double glazed window to side, built in storage cupboard, doors off to all three bedrooms and bathroom.

Bedroom 1 - 11' 6" x 10' 10" (3.52m x 3.31m) With wood effect laminate flooring, UPVC double glazed window to rear.

Bedroom 2 - 10' 5" x 11' 6" (3.18m x 3.51m) With a range of fitted storage cupboards / wardrobes, UPVC double glazed window to front.

Bedroom 3 - 9' 10" x 7' 2" (3.01m x 2.2m) With radiator, UPVC double glazed window to front.

Bathroom - With low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, wooden floorboards.

Exterior

Externally - To the front of the property and accessed via double metal gates is a low maintenance garden with side access to the rear garden. There is on street parking and potential to park one car to the side of the property (subject to any necessary consents). The rear garden is well fenced, flat and is mainly laid to lawn with a flower border to one side and concrete path. There is also a small block built storage shed.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, solid fuel central heating (coal).

Council Tax: Band B, Ceredigion County Council

Directions - From our office in Newcastle Emlyn, proceed over the river bridge and straight across the mini roundabout. Take the first left hand



Hallway



Dining Area



Lounge

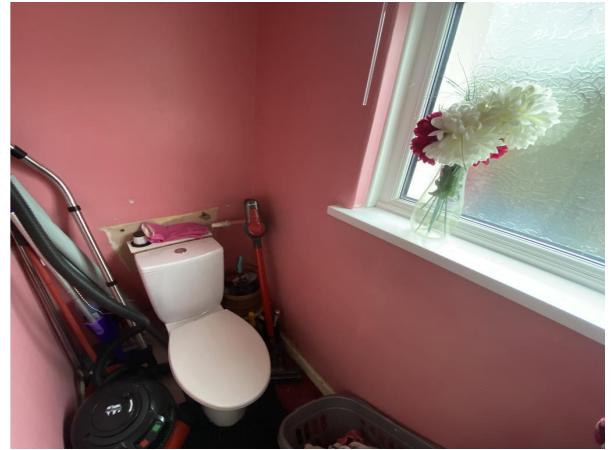


Lounge / Diner

turn onto the B4333 signposted Aberporth. On this road, take the first right hand turn into Derwen Gardens. At the T junction turn right and No. 77 is the right hand semi-detached house on the fourth block of semi's on the right, denoted by our for sale board.



Lounge / Diner



Downstairs WC



Bedroom 1



Bedroom 1 - Another View

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



View From Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden