



## The Smallholding Centre

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SA38 9AS

## 4 Bed Detached Bungalow

# £340,000



## Maes Y Fron, Cardigan Road Newcastle Emlyn, SA38 9RA

Located within walking distance of Newcastle Emlyn town and set well back (around 90m) from the roadway via a private tarmacked road (shared by just 3 other properties) Maesyfron is a spacious 3/4 bed detached bungalow set on a good sized level plot with just a handful of other properties in the vicinity. In the bungalow there is a porch, lounge, kitchen / breakfast room, conservatory, family bathroom, 4 bedrooms (one currently used as a dining room) with the master ensuite, integral garage with extensive parking to the front. The two bathrooms have been modernised but the new buyer may wish to undertake a little refreshing here and there but nonetheless due to its superb location of being close to town but also away from the "hubhub" of town Maesyfron will tick alot of boxes for most buyers.

## Key Features

Spacious 3/4 Bed Bungalow

Set Well Back (90m) From The Roadway

Walking Distance To Emlyn Town

Extensive Parking To Front

Integral Garage

Two Modernised Bathrooms

Master Ensuite

Energy Rating: C



## Location

Situated within walking distance of Newcastle Emlyn town and some 90m off the roadway via a private tarmacked road Maes y Fron is in a great location being so close to the shops and facilities of Emlyn town as well as being within walking distance of both the local junior and secondary schools and to a bus stop which would take you into the larger towns of Carmarthen and Cardigan.

## Ground Floor

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

**Side Porch** - With velux roof window, door out to rear, tiled flooring, double-glazed panels to side, radiator, timber-glazed door leading into:

**Lounge** - 13' 9" x 15' 6" (4.22m x 4.74m) into recess

With hardwood double-glazed window to the front, gas fired coal-effect fire set in decorative surround, radiator, double doors leading into:

**Kitchen / Breakfast Room** - 10' 4" x 24' 7" (3.15m x 7.5m) With UPVC double-glazed window to rear, an excellent range of wall and base units with 1.5 bowl stainless steel sink/drain unit, 2 radiators, "Bosch" dishwasher, tiled splash back, LPG hob with oven under, extractor fan, tiled flooring, concealed spot lighting, UPVC double-glazed door into:

**Conservatory** - 9' 10" x 12' 0" (3m x 3.67m) With polycarbonate roofing, door out to rear patio area, double-glazed panels on 3 sides, space and plumbing for washing machine and tumble dryer.

**Inner Hallway** - With doors off to the remaining rooms, door into storage cupboard with shelving, radiator.

**Bathroom** - A spacious modern bathroom with panelled bath, corner shower cubicle, low level flush WC, wash hand basin, fully tiled walls, 2 frosted double-glazed windows to the rear, chrome towel radiator.

**Bedroom 1** - 12' 3" x 13' 7" (3.74m x 4.15m) into alcove

With double-glazed window to the front, 2 radiators, coal-effect LPG fire, this room is currently configured as a dining room.

**Bedroom 2** - 16' 3" x 11' 9" (4.97m x 3.6m) With double-glazed window to the front, radiator.

**Bedroom 3 (en-suite wet room)** - 14' 11" x 11' 9" (4.55m x 3.6m) With UPVC double-glazed window to rear, radiator, door into:

**En-Suite** - A modern good-sized en-suite with frosted window to rear, low level flush WC, wash hand basin, large shower cubicle, chrome towel radiator, fully tiled walls and flooring.

**Bedroom 4** - 7' 2" x 11' 9" (2.19m x 3.6m) With double-glazed window to rear, radiator.

## Exterior

**Externally** - Entrance via galvanized gates leading onto a spacious tarmac driveway/parking area and providing access to the garage. There are attractive lawned areas to the front and side with raised bedding



90m From The Main Roadway



Main View 1



Kitchen



Kitchen / Breakfast Room



area, greenhouse, a potting shed, paved patio area to rear, LPG tank.

**Attached Garage** - With up and over door, power and lighting fitted, access to loft, pedestrian side door.

**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, private drainage (septic tank), LPG fired central heating.

Council Tax: Band E, Carmarthenshire County Council

**PV Panels** : We are advised that the PV panels on the roof of the bungalow are leased, however our clients are in the process of remedying this situation and we have been advised by our clients that this situation will be resolved prior to exchange of contracts.

**Directions** - From Newcastle Emlyn take the A484 Cardigan road. Pass the Mormon Church on your left and continue. Take the last driveway on the left (easy to identify as there is wooden fencing either side of the entrance to the private road accessing the bungalow) just before you enter the 50mph zone and before the graveyard. Go down this drive and Maes Y Fron is the second property on the left, denoted by our For Sale board.



Conservatory



Lounge



Lounge-View 2



Bedroom 1 / Dining Room





Family Bathroom 1



Bedroom 2



Master Bedroom -View 2



Ensuite Shower Room



Master Bedroom 3 (Ensuite)



Main View Showing Parking Space



Attached Garage



Side Lawned Gardens





Shed, Greenhouse And Raised Beds



Side Lawns - View 2



Extensive Parking To Front



Aerial View Showing Location Pin

# Floorplans



For Identification Purposes Only  
Plan produced using PlanUp.  
**Maes Y Fron**

# Energy Efficiency

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