



## The Smallholding Centre

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SA43 1HJ

## 3 Bed Detached Bungalow

# £289,000



## Annexe at Glenview, Carmarthen Road Newcastle Emlyn, SA38 9DA

An attractive 3-bed detached bungalow in a nicely tucked away no-through road location on the outskirts of Newcastle Emlyn town and being within a short walk to the main bus route into the towns of Newcastle Emlyn, Cardigan and down to Carmarthen with its County Hospital. In the bungalow there is a hallway, cloakroom, large bathroom with bath and shower, a large open plan lounge / diner / kitchen, three bedrooms and a large walk-in wardrobe with separate utility off the hallway. Outside there is plenty of parking space for several vehicles with a detached garage and gardens to the side and rear. This is a very conveniently located bungalow presented in very good order with recent improvements throughout providing a comfortable home for the next owner.

## Key Features

3 Bed Detached Bungalow

Gardens to Side and Rear

Close to Main Bus Route

Detached Garage / PV System Installed

Quiet No Through Road Position

Edge of Newcastle Emlyn

Ideal As Family Home / Retirement

Energy Rating: G

## Ground Floor

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

**Hallway** - With engineered oak flooring, vertical feature radiator, standard radiator, access to loft space, door into:

**Kitchen / Lounge / Diner** - 20' 9" x 18' 1" (6.35m x 5.53m) An open-plan room with a good range of wall and base units in the kitchen area, built-in double oven, 5-burner LPG hob with extractor over, dishwasher, 1.5 bowl sink/drain unit, UPVC double-glazed window to rear, UPVC door out to rear, concealed spot-lighting, coal-effect electric fire, engineered oak flooring, 2 radiators, 2 UPVC double-glazed windows to the front.

**Bathroom** - 10' 2" x 8' 9" (3.1m x 2.67m) A large room with panelled bath, corner shower cubicle, tiled flooring, pedestal wash hand basin, low level flush WC, frosted UPVC double-glazed window to rear, concealed spotlighting.

**Cloakroom** - With low level flush WC, wash hand basin, radiator.

**Bedroom 1** - 12' 4" x 10' 8" (3.78m x 3.27m) With UPVC double-glazed window to the front, radiator.

**Walk-in Wardrobe** - Located in the hallway there is a very useful walk-in wardrobe with radiator.

**Utility** - Housing the hot water tank which runs off the electric central heating supported by a PV system on the roof, washing machine and tumble dryer included, two storage cupboards.

**Bedroom 2** - 8' 10" x 12' 5" (2.7m x 3.79m) With double-glazed window to rear, radiator.

**Bedroom 3** - 6' 10" x 14' 3" (2.11m x 4.35m) With UPVC double-glazed window to the front, radiator.

**Detached Garage** - With up and over door for vehicular access, pedestrian side door.

## Exterior

**Externally** - Situated at the end of a no through road cul de sac the property is in a tucked away position with plenty of parking space near the garage. There are gardens immediately to the rear with further tiered garden areas going up the bank behind and to the side of the bungalow. There is also a timber shed to the rear. There is no passing traffic being at the end of the lane and a short walk (less than 100m) will take you to the main bus route for buses to Newcastle Emlyn, Cardigan and Carmarthen.

**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 water, mains electricity, mains drainage, central heating via air source heat pump.

Council Tax: Band A, Carmarthenshire County Council.



Entrance Hall



Lounge Area



Kitchen Area



Bedroom

**Directions** - From our office in Newcastle Emlyn, take the A484 towards Carmarthen. Proceed for approximately 1km and before you leave Newcastle Emlyn, you will see a cul-de-sac on your right-hand side with a sign for "Roseberry House". Take this turn and proceed around the right-hand bend and the property is located on the left-hand side and denoted by our For Sale board.



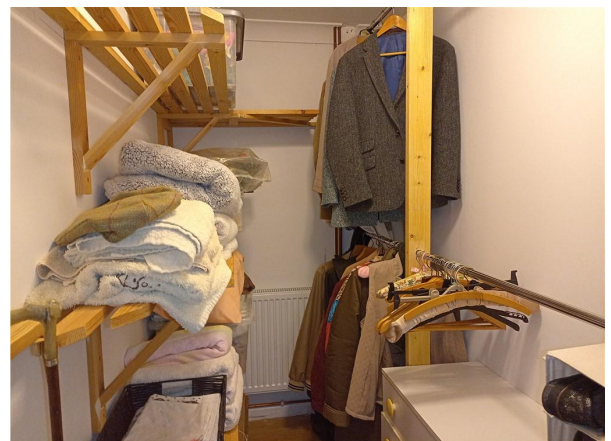
Bedroom



Cloakroom



Utility



Walk-in Wardrobe



Bathroom



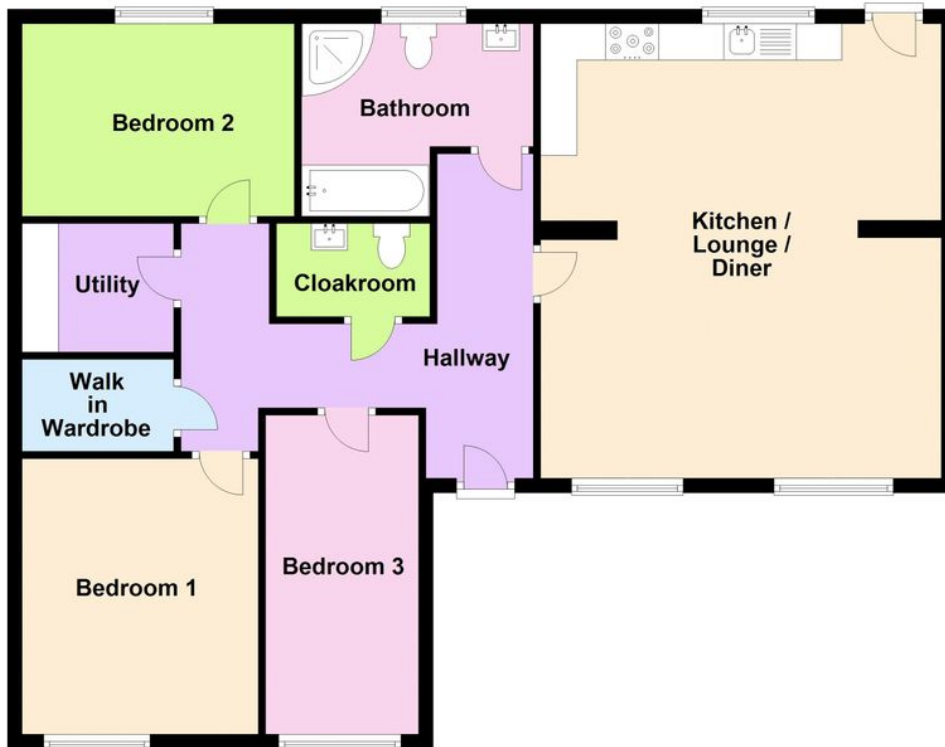
Garden Area to Rear



Parking Area

# Floorplans

## Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

### The Annexe, Glenview

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55   D
39-54	E		
21-38	F		
1-20	G	16   G	