



The Smallholding Centre

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SA43 1HJ

3 Bed Detached Bungalow

£220,000



Bryn Haf, Penlon Road Newcastle Emlyn, SA38 9HR

A 3 bed detached non-estate bungalow located in a convenient location being walking distance into Newcastle Emlyn town. The property has the benefit of off-street driveway parking, a detached workshop and far-reaching countryside views. Accommodation briefly comprises: hallway, lounge, dining room, kitchen, two conservatories, three bedrooms, a wet room and a separate WC. The property is equipped with many grab rails at doors and in the bathroom / WC and the rear entrance is also wheelchair friendly making this property suitable for someone with mobility issues. Externally, the property is accessed off a country lane onto a tarmac driveway providing off-street parking for at least 3 cars which leads to a detached workshop, ideal for hobbyists or as additional storage. The front garden is south-facing, secluded and beautifully landscaped with a well maintained lawn, bordered by vibrant flower beds and a variety of mixed shrubs. At the rear, there is a further garden area with vegetable growing beds and an outside WC. Please note: We are advised that this property is of non standard woolaway construction.

Key Features

3 Bed Detached Bungalow

Driveway Parking

Detached Workshop

Walking Distance Into Town

Countryside Views

Garden To Front And Rear

Woolaway Construction

Energy Rating: E

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Conservatory - 13' 6" x 7' 0" (4.12m x 2.15m) With UPVC double-glazed windows to front and sides, polycarbonate roof, tiled flooring, door to outside, door into:

Hallway - With doors off to lounge and dining area.

Lounge - 12' 5" x 12' 1" (3.8m x 3.7m) With large UPVC double-glazed windows to front and side, fireplace with timber surround and marble effect hearth with LPG coal-effect fire, storage heater.

Dining Area - 9' 4" x 9' 2" (2.85m x 2.8m) into recess

With doors off to kitchen, 2nd conservatory and inner hallway, storage heater, laminate flooring.

Kitchen - 13' 3" x 5' 10" (4.04m x 1.79m) With double-glazed window to rear, a range of wall and base units with work surfaces, 1.5 bowl sink / drainer unit, space for cooker, space and plumbing for washing machine, space for under-counter fridge / freezer, built-in pantry, cupboard with hot water cylinder, tiled flooring, part tiled walls, door to outside.

2nd Conservatory - 8' 11" x 5' 8" (2.74m x 1.74m) With UPVC double-glazed windows to rear and side, built-in storage cupboard, tiled flooring, door to outside which is wheelchair friendly.

Inner Hallway - With doors off to all bedrooms, WC and wet room, access to insulated loft space.

Bedroom 1 - 10' 8" x 8' 11" (3.27m x 2.72m) With double-glazed window to front, built-in storage cupboards, storage heater.

Bedroom 2 - 10' 11" x 7' 4" (3.34m x 2.26m) With double-glazed window to front, built-in wardrobes & bedside tables, storage heater.

Bedroom 3 - 9' 1" x 7' 9" (2.79m x 2.38m) With double-glazed window to rear, storage heater.

WC - 5' 4" x 2' 7" (1.65m x 0.8m) With frosted double-glazed window to rear, low level flush WC, fully tiled walls.

Wet Room - 5' 3" x 4' 10" (1.62m x 1.48m) With frosted double-glazed window to rear, vanity unit with wash hand basin, walk-in shower with electric "Triton" shower and glass screen, storage heater, wet wall panelling, tiled floor.

Exterior

Externally - The property is accessed via a tarmac driveway providing off-street parking for at least 3 cars which then leads to the useful detached workshop at the rear of the property. The front garden is south-facing, secluded and accessed via a few steps which is mainly laid to lawn surrounded by a flower border with mixed shrubs and benefits from countryside views. There is also a patio seating area to one side of the conservatory. To the rear is a further garden area with vegetable growing beds and an outside WC with wash hand basin.

Workshop - 17' 7" x 12' 7" (5.36m x 3.84m) Divided into three sections.



Front Conservatory



Lounge



Lounge - Another View



Dining Area

Manager's Note - Please be advised that this property is of non standard construction i.e. Woolaway - concrete panel construction.

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, central heating via electric storage heaters.

Council Tax: Band D, Carmarthenshire County Council.

Directions - From our office in Newcastle Emlyn, continue up the High Street to the A484. Turn left and then immediately right into Penlon Road. Go past Glyn Nest Nursing Home and continue up the hill, past a left-hand turn into Heol Brynarian and Bryn Haf is the 4th property up on the left hand side, denoted by our For Sale board.



Kitchen



Rear Conservatory



Bedroom 1



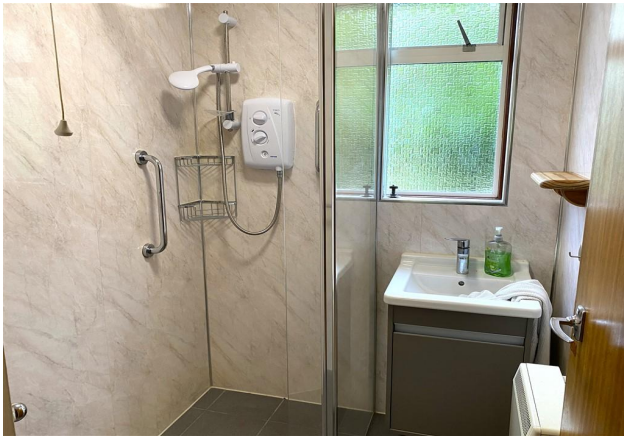
Bedroom 2



Bedroom 2 - Another View



Separate WC



Wet Room



Workshop



Front Garden



Countryside Views



Driveway Parking



Patio Seating Area



Rear View Of Property



Rear Garden

Floorplans

Ground Floor



For Identification Purposes Only.
Plan produced using PlanUp.

Brynhaf

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		