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5 bedroom town house for sale, Bridge Street, Newcastle Emlyn, Carmarthenshire SA

Location **Wales, Dyfed**
https://www.freeadsz.co.uk/x-163680-z

BRIEF DESCRIPTION A traditionally stone built, terraced residence under a slate roof set on three floors. The dwelling itself offers many original features including oak lintels, exposed stonework & chimneybreasts, wooden floorboards and has a charming stone built outhouse with exposed A frames & cobbled floor. Access from the road is via a walled & gated entrance leading onto a small forecourt & onto the front door. Viewing is highly recommended. LOCATION & AMENITIES The dwelling is situated within easy walking distance of the market town of Newcastle Emlyn. The town itself hosts a good range of facilities & amenities including shops, banks, post office, places of worship, public houses, a leisure centre and swimming pool and primary & a secondary school. Newcastle Emlyn is on the local bus route, making the administrative town of Carmarthen easily accessible. No directions are given in this portfolio as viewers are accompanied.MEASUREMENTS, CAPACITIES & APPLIANCES The information in this brochure is for rough guidance only accurate measurements etc. have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. We advise that the prospective purchaser/s, prior to exchange of contracts validates all information.ACCOMMODATION The accommodation (with approximate measurements) comprisesENTRANCE Via traditional wooden front door through to hallway.HALLWAY 14' 6" x 4' 11". Laminate flooring. Two pendant lights. Doors accessing the reception rooms and steps down to the kitchen & utility room. Staircase accessing the 1st floor. Telephone point.RECEPTION ROOM 16' 9" x 11' 10" incl. alcove. Window overlooking the front of the dwelling. Large alcove. Exposed stone walls with oak lintels. Thermostatically controlled radiator.SITTING ROOM 15' 10" x 12' 10". Window overlooking the front of the dwelling. Alcoves. Thermostatically controlled radiator. Up lighters.KITCHEN 20' 1" x 11' 6". Windows to either side, one with views over the River Teifi. Pleasant range of wall & base units Inglenook style alcove inset with a solid fuel cooking range Ample power points. Door accessing the utility room.UTILITY ROOM Under a Perspex roof with door accessing the rear exterior. Windows overlooking the side & rear of the dwelling. Plumbing for washing machine. Housing for the combi boiler serving the domestic hot water & central heating. Exterior water tap.SEPARATE WC WC & wash hand basin.BATHROOM 9' 4" x 7' 5". Bathroom suite incorporating enamel bath, shower cubicle, WC & wash hand basin. Towel rail. Partly tiled walls.1ST FLOOR Via wooden staircase accessing the landing with doors through to the bedrooms. Window overlooking the rear of the dwelling. Thermostatically controlled radiator. Door accessing the 2nd floor.BEDROOM 1 32' x 12' 9". Window overlooking the side of the dwelling, again with river views. Exposed A frames & chimneybreast. Exposed wooden floorboards. Thermostatically controlled radiator. Power points. Central pendant lights.BEDROOM 2 14' 8" x 11' 3". Window overlooking the front of the dwelling. Thermostatically controlled radiator. Alcoves. Wash hand basin. Exposed stonework.BEDROOM 3 9' 10" x 7' 8". Presently used as a study. Window overlooking the front of the dwelling. Thermostatically controlled radiator. Power points. Central pendant light.BEDROOM 4 14' 7" x 11' 6". Window overlooking the front of the dwelling. Sitting exposed stonework. Thermostatically controlled radiator. Plumbing for wash hand basin.2ND FLOOR Housing a self contained apartment with a hallway leading to doors accessing the living area, double bedroom & the bathroom. This apartment also has many interesting & original features. The apartment has its own electric supply.LIVING AREA 15' 4" x 14' 10". Window overlooking the rear of the dwelling. Large Velux window. Laminate floor. Night storage heater. Exposed beams. Range of base units. Living area with room for dining table & seating area.BATHROOM 11' 5" x 5' 3". Three piece suite with bath with shower unit fitted above, WC & wash hand basin. Exposed beam.BEDROOM 15' 4" x 9' 2". Velux window. Exposed joists & purlins. Night storage heater.EXTERIOR To the front of the dwelling, there is a walled & gated forecourt. To the rear of the dwelling there is a large garden with a stone built garden store & log store. There is a patio with river views.GARDEN STORE Traditionally stone built with a cobbled floor & exposed A frames. Window in the pine end overlooking the river.SERVICES Mains Electricity, Water & Drainage.VIEWING By appointment, via sole agents Philip Ling.

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