Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 64 PARC YR YNN LLANDYSUL

OFFERS IN THE REGION OF £255,000

WELL PRESENTED FAMILY RESIDENCE
WITH MAGNIFICENT RURAL VIEWS
ENTRANCE HALL – SITTING ROOM – KITCHEN/DINER
STUDY – CLOAKSROOM – UTILITY ROOM
FAMILY BATHROOM – FOUR BEDROOMS
WITH EN SUITE TO MASTER BEDROOM
INTEGRAL GARAGE – 2ND GARAGE - GARDEN AREAS

BRIEF DESCRIPTION

o 64 Parc Yr Ynn is a traditionally brick & Block built detached family residence offering well-appointed and spacious accommodation throughout. The dwelling itself has uPVC double glazing & weather goods allowing for easy maintenance & oil-fired central heating with thermostatically controlled radiators on the 1st floor and underfloor heating on the ground floor. To fully appreciate this dwelling viewing is highly recommended.

LOCATION & AMENITIES

Situated just above the Teifi Valley town of Llandysul, which offers a good range of local facilities & amenities. These include: shops, post office, 2 medical practices, public houses, places of worship, a leisure centre, indoor swimming pool, a brand new 3years to 18years 'super school'. The market town of Newcastle Emlyn lies just 7 miles away, with the administrative town of Carmarthen just 16 miles due south-east. 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) comprises:

ENTRANCE Via pillared portico leading onto the fully glazed front door with windows to

either side through to the main entrance hall.

HALLWAY 13' 1" X 10' 1". Ceramic tiled floor. Staircase accessing the 1st floor.

Panelled doors through to the sitting room and kitchen.



CLOAKSROOM

 10° 8" x 3° 9". Window to the rear. WC and Wash hand basin. Fully tiled. Extractor fan.



SITTING ROOM

24' 3" x 12' 4". Window overlooking the front of the dwelling. Patio doors accessing the garden. Television points. Central pendant light. Plain plastered ceiling. Ceramic tiled floor.

Photograph overleaf



STUDY

Window overlooking the rear of the dwelling. Fitted office suite. Telephone points. Shelving.



KITCHEN/DINER

24' 2" x 12' 3". Window overlooking the front of the dwelling with a further window to the rear. Pleasant range of timber fronted wall and base units with 1 $\frac{1}{2}$ bowl sink unit, built in fridge/freezer, dishwasher, double oven and ceramic hob and a breakfast bar with granite work surfaces. Tiled splashbacks. Down lighters. Ceramic tiled floor.





UTILITY ROOM

9' 8" x 5' 6". Fully glazed door to the rear. Window to the rear. Range of wall and base units with granite work surfaces and stainless steel sink. Fully tiled walls. Housing for the oil-fired boiler serving the domestic hot water and central heating. Plumbing for washing machine. Trap door to the loft area. Door through to the integral garage.



1ST FLOOR LANDING Via carpeted staircase. Laminated floor. Doors accessing the accommodation on the 1st floor. Walk in linen cupboard with shelving and radiator.



FAMILY BATHROOM 10' 2" x 6' 10". Window overlooking the rear of the dwelling. Bathroom suite incorporating vanity unit, WC, Jacuzzi bath with side screen and shower unit fitted above. Ceramic tiled floor. Extractor fan. Down lighters. Shaver point and light. Thermostatically controlled radiator.



MASTER BEDROOM 13' 6" x 12' 4". Window overlooking the front of the dwelling. Built in wardrobes. Thermostatically controlled radiator. Telephone and television points. Door through to en suite.



EN SUITE

10' x 5' 3". Window overlooking the front of the dwelling. Vanity unit, WC and circular shower unit. Shaver point and light. Down lighters. Extractor fan. Ceramic tiled floor.



BEDROOM 2

12' 5" X 10' 3". Window overlooking the rear of the dwelling with fine rural views. Thermostatically controlled radiator. Built in wardrobes.



BEDROOM 3

12' 4" x 8' 3". Window overlooking the rear of the dwelling. Thermostatically controlled radiator. Built in wardrobes. Telephone and television points.



BEDROOM 4

13' 5" x 12' 4". Window overlooking the front of the dwelling. Built in wardrobes. Telephone and television points. Thermostatically controlled radiator



EXTERIOR

To the front of the dwelling there is a tarmacadam forecourt and driveway that leads onto the rear of the dwelling. There is a further detached garage. There are raised flower borders, and gravelled areas providing easy maintenance. There are exterior hot and cold water taps.





INTEGRAL GARAGE 16' 5" x 9' 9". Electrically powered up and over entrance door. Shelving.

Power points.

2ND GARAGE 21' 10" x 14' 8". Cavity block and brick construction. Fully glazed

courtesy door to the side., Eclectically powered up and over entrance door. Window to the rear. Shelving. Power and lighting. Trap door to the loft

area.

SERVICES Mains Electricity, Water & Drainage.

VIEWING By appointment, via sole agents Philip Ling Estates.

Energy Performance Certificate



64, Parc yr Ynn, LLANDYSUL, SA44 4JU

 Dwelling type:
 Detached house
 Reference number:
 2158-4077-7214-2524-5964

 Date of assessment:
 25 April 2014
 Type of assessment:
 RdSAP, existing dwelling

 Date of certificate:
 25 April 2014
 Total floor area:
 166 m²

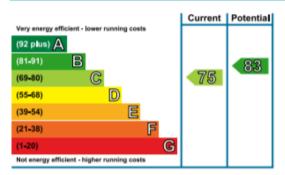
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years.			£ 3,202	
Over 3 years you could save			£ 348	
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 264 over 3 years	£ 264 over 3 years	You could save £ 348 over 3 years	
Heating	£ 2,535 over 3 years	£ 2,328 over 3 years		
Hot Water	£ 483 over 3 years	£ 342 over 3 years		
Totals	£ 3,282	£ 2,934		

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 198
2 Solar water heating	£4,000 - £6,000	£ 153
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 729