

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

No 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 ½ 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.

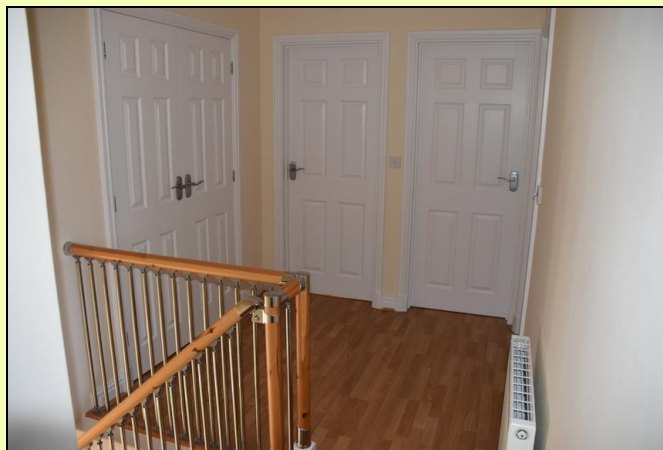


UTILITY ROOM

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.



