

NEW PRICE



Afallon, CAPEL IWAN SA38 9LT

Offers in excess of £245,000

Detached Bungalow
Village Location
Large Garden
Excellent Workshop- 39'x15'
Plenty of Parking

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RE/DT/71651/300719

DESCRIPTION

Situated in the country village of Capel Iwan a spacious detached bungalow standing within a good sized garden area having the benefit of a very useful 39' x 15' workshop with independent road access. The property has been well maintained and nicely presented and some years ago the garage was converted into further residential accommodation now providing useful office space, utility and bathroom.

Slightly set back from the road within the level garden area, viewing of this fine property is most highly recommended.

EER - E54

SITUATION

The property is situated in the country village of Capel Iwan approximately a 10 minute drive from the West Wales town of Newcastle Emlyn offering a range of facilities and amenities catering for most everyday needs. Located between the West Wales market town of Cardigan and the county town of Carmarthen which has a much wider range of national retailers, access to dual carriageway linking to the M4 motorway and rail link.

RECEPTION AREA

Enter via front door, window, radiator, doors to:

LOUNGE

17'10 x 13'4 (5.44m x 4.06m)

Radiator, window to front, log burning stove with limestone fire surround and hearth, power points, TV socket.

DINING ROOM

12'4 x 11'3 (3.76m x 3.43m)

Radiator, window to front, power points, connection to:

KITCHEN

12'9 x 10'6 (3.89m x 3.20m)

Fitted with a range of matching wall and base units incorporating work surfaces, 1½ bowl sink with drainer, gas hob, extractor fan, integrated dishwasher, oven, microwave oven, part tiled ceramic tiled floor, oil Rayburn, window to rear, door to:

SIDE HALL

Connecting into what was previously the garage now converted to accommodation:

BATHROOM

Suite comprising of whirlpool style bath with electric shower unit over, wash hand basin, WC, tiled surround, extractor fan.

UTILITY ROOM

11' x 6'2 (3.35m x 1.88m)

Single bowl sink unit with drainer, plumbing for washing machine, power points.

OFFICE

12'2 x 8'4 (3.71m x 2.54m)

Radiator, window, power points.

INNER HALLWAY

Accessed from the kitchen via door. Radiator, built-in airing cupboard with hot water tank, drop down ladder giving access to partly boarded insulated loft, doors to:

BATHROOM TWO

8'6 x 8'5 (2.59m x 2.57m)

Suite comprising of WC, wash hand basin, tiled surround, bath with 2 shower heads over, window, shaving point, heated towel rail, tiled floor.

BEDROOM ONE

9'11 x 8'6 (3.02m x 2.59m)

Radiator, window, power points.

BEDROOM TWO

12'10 x 10'5 (3.91m x 3.18m)

Radiator, window, power points.

BEDROOM THREE

12'8 x 11'2 (3.86m x 3.40m)

Recess suitable for shelving of built-in wardrobe, radiator, window, power points.

EXTERNALLY

Approached off the road, a private driveway leads

to plenty of car parking space with a decorative gated entrance and parking for approximately 6 cars. To the front there is a garden laid to lawn extending down the right hand side where there is a **WORKSHOP - 39' x 15'** with lighting, power points and separate access from the road. Behind the property there is a hard standing/concreted area, external oil central heating boiler which also heats the domestic water, to the left hand side of the property a good sized garden area with gated entrance to the road.

SERVICES

We are advised mains water, electricity and drainage are connected.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newcastle Emlyn, proceed up the road passing the school and turn left signposted for Capel Iwan. Follow this road until you enter the village at the main square and turn right and the property will be found after a short distance slightly set back on the left-hand side opposite the Primary School.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		82		77	
	54			45	

**John.
Francis**