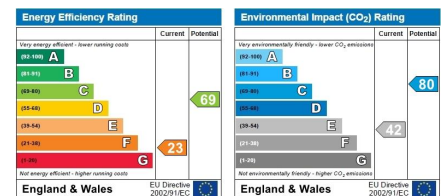




## Ty Newydd, Capel Iwan, Newcastle Emlyn SA38 9NG

Offers in the region of £199,950

Delightful Character Cottage  
Secluded Rural Location  
Incredible Charming Features  
Parking & Large Garden  
Far Reaching Countryside Views  
EER - TBC



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**DD/DT/69362/080519**

## **DESCRIPTION**

A truly delightful and incredibly charming detached traditional cottage boasting **SENSATIONAL** views. The cottage is remotely situated in a rural location, yet is only a short drive from the town of Newcastle Emlyn. Internally the accommodation is lovely and light with splendid character features throughout, excellent attention to detail in the finish, and the whole property is extremely well looked after and presented. Externally there is off road parking space and a fantastic garden with fields and trees surrounding, with breathtaking views which span for miles down the valley.

This is a chain free sale and anyone seeking a classic country cottage should definitely come to see this one!

EER - F23

## **SITUATION**

The cottage is situated in a rural location along a very minor country lane with little passers by. However the property is not completely isolated being only a short drive to the B4333 road which connects to the town of Newcastle Emlyn which has a traditional high street parade of small shops, super market and schooling. In the opposite direction is the larger town of Carmarthen with railway line and dual carriageway linking to the M4 motorway.

## **LOUNGE / DINER**

21'11 x 12'9 (6.68m x 3.89m)  
Enter via front door. A fabulous light and airy room full of character and splendid features which include an inglenook fire with wood burning stove and exposed beam over, deep slate windowsills with double glazed sash windows, a vaulted open ceiling with roof window and exposed beams, oak flooring, a feature

recessed fireplace with exposed stone work, radiators, oak stairs rise to:

## **MEZZANINE**

8'4 x 6'5 (2.54m x 1.96m)  
Spindle balustrade, radiator, roof window, slate shelving, access to large storage cupboard.

## **KITCHEN**

15'1 x 7'6 (4.60m x 2.29m)  
Fitted with a range of wall and base storage cupboards with oak work surfaces, porcelain Belfast sink with drainer, slate tiled splash-backs, tiled flooring, range cooker with canopy extractor hood over, double glazed sash window to front, double glazed windows to side, external stable door to garden, radiator, space for white good and plumbing for washing machine.

## **INNER HALLWAY**

Latched doors open to all rooms.

## **BEDROOM 1**

11'1 x 9'4 (3.38m x 2.84m)  
Double glazed sash window to side, radiator.

## **SHOWER ROOM**

6'9 x 5'10 (2.06m x 1.78m)  
Comprising of a corner cubicle with sliding glass door, dual headed shower unit fed from boiler, WC, wash hand basin set within a slate top, tiled flooring, part tiled walls, heated towel radiator, frosted double glazed window.

## **BEDROOM 2**

8'10 x 8'4 (2.69m x 2.54m)  
Fitted wardrobes, radiator, double glazed sash window.

## **LOFT**

Accessed from the lounge/diner. This is a usable storage space with radiator and wall mounted gas combination boiler servicing the domestic hot water and central heating.

## **EXTERNALLY**

To the front of the property is a narrow hard-standing area which can be used for off road parking. To the far side is a

hard-standing driveway providing off road parking space. The opposite side has a large garden mainly laid to lawn with **GARDEN SHED**, a mature boundary of trees and from where excellent far reaching rural views are best enjoyed.

## **PLEASE NOTE**

Within the garden area there is Japanese Knotweed but the sellers to the cottage have paid for a professional treatment programme with guarantee. A copy of this is held within our branch.

## **SERVICES**

We are advised that main electricity and water are connected with private drainage.

## **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, take the B4333 road and travel for approximately 4 miles or so until you see a right hand junction (tight back on yourself) signposted Capel Iwan and is by a small lay by. Proceed down here for a short way (roughly a mile) and turn left at a junction with an old tin shed on a triangle piece of grass. Follow this road down and up the other side where you will then find the cottage on the left hand side.