









# London House, Water Street, NEWCASTLE EMLYN SA38 9BJ

Offers in the region of £120,000

Large Character 4 Bedroom & 4 Reception Period House Traditional Bay Fronted Shop Premises Lots Of Potential & Scope For Improvement Town Centre Location EER - F37 CEER -D85

#### DD/WJ/46224/020616

#### **DESCRIPTION**

A Large 4 Bedroom Period House with Shop Premises, located in the town centre of Newcastle Emlyn. The property is of an excellent size providing a multitude of rooms with lots of character and charming features from its era, such as fireplaces and sash windows. also a deceptively There is premises with spacious shop premises with traditional double bay fronted display windows and good size retail areas, this is prominently placed in the town and had been successfully trading as a fashion outlet. The property is in need of considerable improvement works and renovation, however there is a vast amount of potential here which must be seen to be fully appreciated. CEER - D85 EER -

#### SITUATION

The property is prominently situated within the large and popular town of Newcastle Emlyn, which offers a traditional shopping high street with variety of shops services and amenities to include many small independent and artisan retailers, schooling, places to eat and drink etc... The town is well placed on the map being easily accessible by road from other neighbouring towns such as Llandysul, Cardigan Carmarthen.

#### **ENTRANCE HALL**

Entered via glazed double doors, quarry tiled flooring, radiator, wooden stairs to first floor, connecting door to the shop, understairs storage cupboard, door to:

#### **INNER HALL**

14'3 x 5'6 (4.34m x 1.68m) Quarry tiled floor, blocked up fireplace, fitted cupboard, door to;

#### UTILITY

14'7 x 8' (4.45m x 2.44m)

Tiled flooring, external door to rear garden, window to side and rear, oil fired boiler servicing the domestic hot water and central heating system, plumbing for washing machine, sink unit, radiator, second staircase to first floor, understairs pantry cupboard, further door to shop.

#### FIRST FLOOR LANDING

Wooden flooring, stairs to second floor, door to;

### **INNER LANDING**

Radiator, doors to;

# **CLOAKROOM**

8'11 x 5'8 (2.72m x 1.73m)

Comprising WC, bidet, wash hand basin, part tiled walls, wooden flooring, internal window, radiator, airing cupboard with hot water cylinder.

#### LIVING ROOM

17'4 x 15'9 (5.28m x 4.80m)
Sash bay window and conventional sash window to front, fireplace, wooden flooring, radiator, picture rail.

#### SITTING ROOM 1

17'3 x 10'1 (5.26m x 3.07m)
Sash bay window to front, wooden flooring, fireplace, picture rail.

#### SITTING ROOM 2

13'10 x 8'7 (4.22m x 2.62m) Fireplace, wooden flooring, window to side, radiator, picture rail.

#### **INNER HALL**

Windows to side, radiator, doors to;

#### **BATHROOM**

Suite comprising bath, pedestal wash hand basin, radiator, window, part tiled walls.

#### **KITCHEN**

17'8 x 11'8 (5.38m x 3.56m) Sink unit, fireplace with ovens, electric cooker point, part tiled wall, windows to side, fitted and built-in cupboards, radiator.

#### **DINING ROOM**

14'11 x 10'5 (4.55m x 3.18m) Built-in cupboard, window to rear and side, radiator.

# SECOND FLOOR SPLIT LANDING

Spindle balustrade, access to loft space, radiator, sash window to side, doors to cupboards, doors to;

# BEDROOM 1

14'9 x 8'11 (4.50m x 2.72m) Fireplace, wooden flooring, sash window to front, radiator.

#### **BEDROOM 2**

13'10 x 8'2 (4.22m x 2.49m)
Sash window to front, wooden flooring, radiator.

#### **BEDROOM 3**

13'11 x 8'10 (4.24m x 2.69m) Sink unit, fireplace, wooden flooring, sash window to front, radiator, cupboard with window.

#### **BEDROOM 4**

14'11 x 10'8 (4.55m x 3.25m) Sash window to side and rear, wooden flooring, radiator.

#### **BATHROOM**

Suite comprising bath, WC, pedestal wash hand basin, radiator, window.

#### SHOP PREMISES

Having a large bay double display window with central opening door to:

#### MAIN SHOP AREA

21' x 16'1 (6.40m x 4.90m) Door connecting to;

#### MIDDLE ROOM

14'4 x 10'1 (4.37m x 3.07m) Sash window to side, door to hallway in the house.

#### STORE AREA

12'1 x 11'9 (3.68m x 3.58m) Sash window to side, door to;

#### **REAR STORE ROOM**

7'6 x 8'1 (2.29m x 2.46m) Window to rear, door to main hous.

#### **EXTERNALLY**

To the side of the property is a secure shared side access which leads to the rear of the property. To the rear is an enclosed small garden area with useful STORE SHEDS and a WC.

#### **SERVICES**

We are advised that mains water, electricity and drainage are connected to the property.

#### **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

# **FACEBOOK &TWITTER**

Follow us on twitter
@JohnFrancisCard or on facebook
www.facebook.com/
JohnFrancisEstateAgents

#### **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 Cardigan head to Newcastle Emlyn on the A484, as you enter Newcastle Emlyn go past the first left turning and take the 3rd left just before the Vauhxhall car garage and you will then find London House on the right hand side identified by our for sale sign. Parking is probably best in the main public town car park by the market.



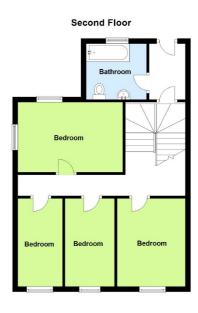












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