



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

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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. There is also a deceptively 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 - F37

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 and 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 house.

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 Vauxhall 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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London House, Water Street, NEWCASTLE EMLYN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			65
		37	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			57
		32	

**John.
Francis**