



The Smallholding Centre

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3 Bed Detached Bungalow

Offers in Region of

£325,000



Maelor, Carmarthen Road Newcastle Emlyn, SA38 9BZ

Maelor is a delightful and attractive bungalow with pretty gardens, ideally located on the outskirts of Newcastle Emlyn town centre. The local supermarket is only a short walk away and the main bus route into town runs just outside the property. The bungalow has recently been redecorated throughout including new wiring, a new boiler and refitted with new carpets and internal doors. Inside there is a hallway, large lounge, kitchen / diner, utility room, bathroom and three bedrooms. Outside there are lawned gardens located to the front and the rear of the property which are on the flat so easier to maintain, a large back yard, a separate garage, a small outhouse and plenty of off-street parking for 6+ cars if required. This has been a very much loved property by our client and has been very well looked after over the years. NO FORWARD CHAIN.

Key Features

3 Bed Detached Bungalow

Short Walk To Supermarket

Located On Main Bus Route

Redecorated Throughout

New Boiler, Rewired, New Carpets

Detached Garage + Off Street Parking

Edge Of Newcastle Emlyn Town

Energy Rating: C

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Hallway - With doors off to all rooms, radiator, access to loft space, door into:

Lounge - **16' 0" x 11' 6" (4.88m x 3.52m)** A good sized room with UPVC double-glazed window to the front, stone fire surround set on a marble hearth with coal-effect electric fire inset, radiator, coving to ceiling.

Kitchen / Diner - **18' 0" x 11' 3" (5.5m x 3.43m)** With 2 UPVC double-glazed windows to the side and rear, a range of modern wall and base units, stainless steel sink/drain unit, integral fridge, ceramic hob with Neff oven, tiled splash back, door out to rear porch leading to rear utility, "Rayburn Regent" cooking range, concealed spotlighting, tiled flooring, various built-in cupboards.

Bathroom - **6' 5" x 6' 9" (1.98m x 2.09m)** With frosted UPVC double-glazed window to rear, panelled bath with power shower over comprising a fixed rainfall shower head and a wall-mounted adjustable shower system, pedestal wash hand basin, low level flush WC, fully tiled walls and flooring, radiator, extractor fan.

Bedroom 1 - **11' 11" x 11' 11" (3.64m x 3.64m)** With UPVC double-glazed window to the rear, radiator.

Bedroom 2 - **12' 10" x 8' 6" (3.92m x 2.61m)** With UPVC double-glazed window to the front, radiator.

Bedroom 3 - **9' 3" x 7' 6" (2.84m x 2.29m)** With UPVC double-glazed window to the front, radiator.

Rear Utility - **5' 6" x 15' 3" (1.69m x 4.66m)** With a range of wall and base units, space and plumbing for washing machine and fridge etc, floor standing oil-fired "Grant" boiler

Exterior

Detached Garage - With up and over door, power and lighting connected.

Externally - There is a tarmac driveway leading to the rear of the bungalow with lots of off street parking space near the detached garage. The lawned gardens are a good size and flat both front and rear and are very well looked after with various flowers and shrubs.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains water, mains electricity and mains drainage, oil-fired central heating.

Council Tax: Band E, Carmarthenshire County Council.

Directions - From our office in Newcastle Emlyn, take the A484 towards Carmarthen proceeding past CK's supermarket on the right, pass the entrance to Maes Marlog on the right and Maelor is the first bungalow on



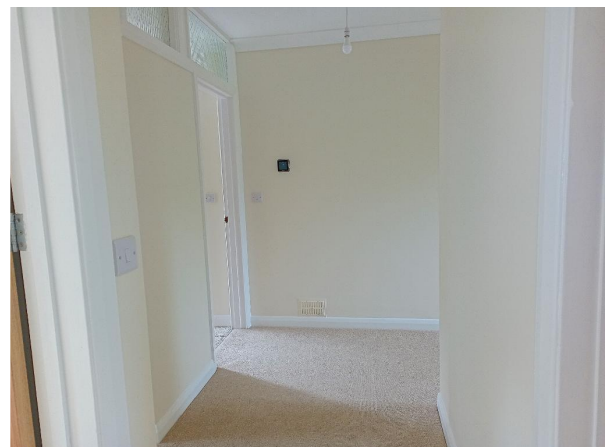
Another View of Front



Another Main View



Entrance Hallway



Hallway - Another View

the right hand side. Red brick bungalow set back from the road, denoted by our For Sale board.



Lounge



Lounge - Another View



Lounge - Another View



Kitchen / Diner



Kitchen / Diner - Another View



Bathroom



Master Bedroom



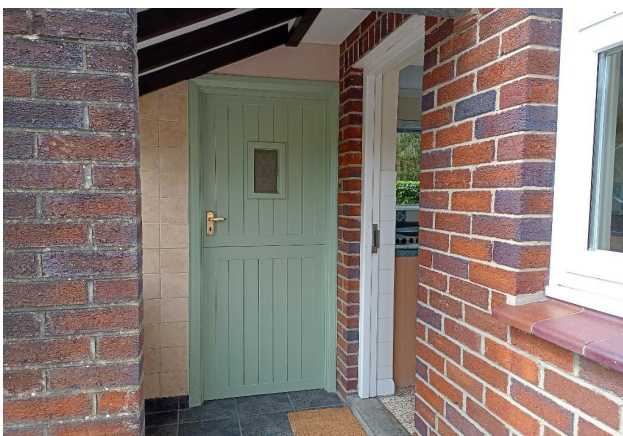
Master Bedroom - Another View



Bedroom 2



Bedroom 3



Rear Entrance



Utility



Rear View of Bungalow



Superb Rear Gardens



Outbuilding



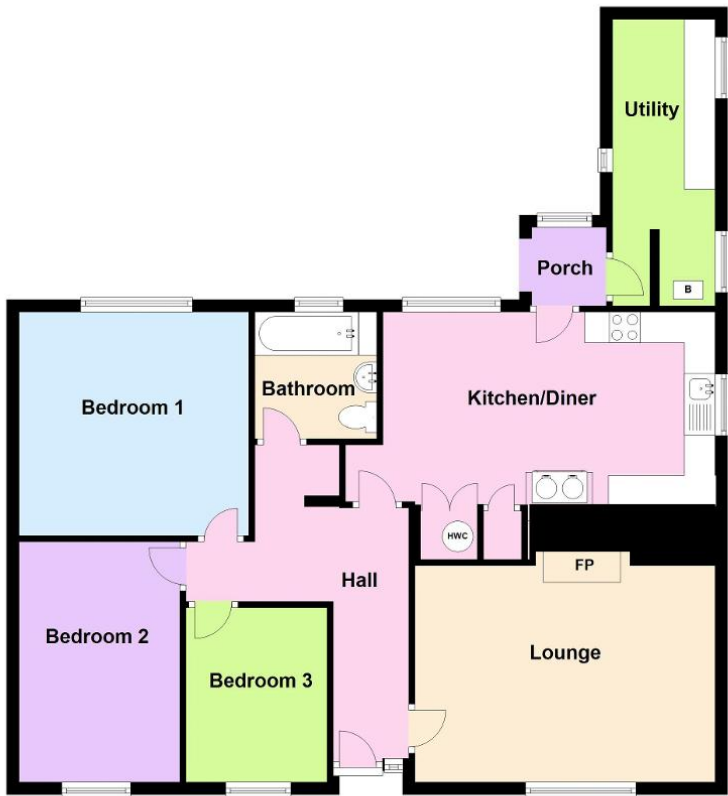
Parking and Garage



Detached Garage

Floorplans

Ground Floor



For Identification Purposes Only.
Plan produced using PlanUp.

Maelor

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		