



## The Smallholding Centre

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## 3 Bed Detached Bungalow

# £340,000



## Parc y Dwr, Capel Iwan Newcastle Emlyn, SA38 9LT

A very nicely presented 3 bed detached bungalow situated in the semi rural village of Capel Iwan, itself just a 10 minute drive into the bustling little town of Newcastle Emlyn which has many facilities including a Secondary School. In the bungalow there is a hallway, large lounge, attractive kitchen / breakfast room, utility, shower/wet room, dining room, 3 bedrooms and a second bathroom. Part of the garage has been used to provide the 2nd shower/wet room so can now only be used as storage really but there is plenty of space to park several cars on the tarmac driveway. Outside there are gardens front and rear with a large decked area, attractive modern patio area, small summer house and a timber workshop all overlooking fields to the rear. This is a lovely comfortable bungalow, tastefully decorated and having had much money spent on it over the last few years.

## Key Features

3 Bed Detached Bungalow

2 Bath / Shower Rooms

Plenty Of Off Street Parking

Tastefully Decorated Throughout

Lovely Patio Area To Rear

Overlooks Fields To Rear

Centre Of Small Semi Rural Village

Energy Rating : D



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Hallway** - With laminate flooring, access to loft space, built-in cupboard, door into lounge, radiator.

**Lounge** - 15' 2" x 17' 8" (4.63m x 5.4m) With UPVC double-glazed window to front, radiator, fireplace with marble surround and hearth with LPG coal-effect fire.

**Kitchen / Breakfast Room** - 13' 1" x 14' 6" (4.01m x 4.44m) A nice sized room with UPVC double-glazed window to the rear, a good selection of wall and base units (installed in 2021) with 1.5 bowl sink/drain unit, dishwasher, induction hob with extractor, double electric oven, walk-in larder fridge, freezer, central island unit, concealed spotlighting, through to:

**Dining Room** - 9' 5" x 9' 5" (2.89m x 2.89m) With double doors out to rear gardens, coving to ceiling, radiator.

**Utility** - With a good range of wall and base units with door out to rear gardens, stainless steel sink/drain unit, space and plumbing for washing machine and tumble dryer, access to attached garage, window to rear.

**Bedroom 1** - 11' 1" x 9' 4" (3.38m x 2.86m) With window to front, coving to ceiling, radiator.

**Shower / Wet Room** - An attractive modern room with wash hand basin, shower area with glass screen, low level flush Wc, towel radiator, fully tiled.

**Bathroom** - With obscured glazed window to rear, panelled bath with shower over, low level flush WC, wash hand basin, part-tiled walls, tiled flooring, radiator

**Bedroom 2** - 9' 6" x 12' 5" (2.9m x 3.8m) With double-glazed window to rear, built-in wardrobe space with 3 doors, coving to ceiling, radiator.

**Bedroom 3** - 14' 10" x 10' 5" (4.53m x 3.2m) With window to the front, built-in corner wardrobe space, coving to ceiling, radiator.

## Exterior

**Externally** - The property is approached via the village road leading onto the parking area which leads to the garage. There are lawned areas to the front and rear, the rear overlooking fields beyond.

There is a patio area immediately behind the property with a large decked area to the side with summer house. There is also a timber shed/workshop in the rear gardens.

**Attached Garage** - With up and over door, power and lighting connected, oil-fired combi boiler serving the central heating (installed in 2021). Please note that part of the integral garage has been utilised to incorporate the 2nd shower/wet room so is not now big enough to house a normal family saloon.

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



Attractive Patio Area



Large Decked Area



Main View 2



Hallway



in Wales.

Tenure: Freehold

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

Council Tax: Band E, Carmarthenshire County Council - Charge for 2023/24 - £2224.52.

**Directions** - From the A484 in Newcastle Emlyn take the turning up to the secondary school/leisure centre on your left. Continue along this road for half a mile then take a left hand turning signposted Capel Iwan. Stay on this road for approximately 2 miles until you reach Capel Iwan. Head to the center of the village and you will reach a T junction, turn right and continue for approximately a 100 yards and the property is located on the left hand side, denoted by our for sale board.



Lounge



Lounge - Another View



Lounge - Another View



Kitchen / Breakfast Room





Utility



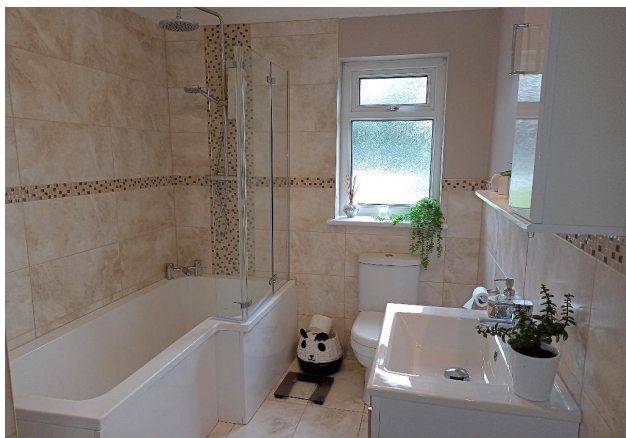
Shower / Wet Room



Dining Room



Bedroom 1



Bathroom



Bedroom 2



Bedroom 3



Bedroom 3 - Another View





Rear Lawned Area



Lawns and Decked Area



Rear Gardens



Timber Workshop



Small Summer House

# Floorplans

Ground Floor



# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		