



## The Smallholding Centre

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## 4 Bed Detached House

# £299,950



## Leiswood, Carmarthen Road Newcastle Emlyn, SA38 9DA

A large, period, 4 bed detached family home now requiring modernisation and located in a sought after location being walking distance into town and set within a generous plot with private off road parking. Accommodation, which is set across three floors, briefly comprises: a large dual aspect lounge, good sized kitchen, sitting room/bedroom 4 and on the first floor there are three bedrooms with box room/study and bathroom. Stairs lead up to the second floor with a large useful attic room. Leiswood is set back from the road with a small lawned area to the front with wall/railing boundary and steps leading up to the front door. There is a driveway to one side which leads to the level rear garden with raised lawned area, mature shrubs and parking area for vehicles with a countryside outlook beyond. A spacious property with huge potential. With work, this could make a lovely family home in a convenient location being walking distance to amenities and local primary and secondary schools.

## Key Features

Large 4 Bed Detached House

Walking Distance Into Town

Accommodation On Three Floors

Large Level Garden To Rear

Driveway Parking

In Need Of Modernisation

No Onward Chain

Energy Rating: F



## Ground Floor

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

**Entrance Hall** - A spacious hallway with staircase to first floor, under-stairs storage cupboard, door out to rear garden, door into:

**Lounge** - 12' 0" x 22' 9" (3.66m x 6.95m) A large room with double-glazed bay window to the front, window to rear, electric fire set in stone surround, TV point.

**Sitting Room / Bedroom 4** - 11' 5" x 11' 10" (3.49m x 3.61m) With double-glazed bay window to the front, radiator.

**Kitchen** - 11' 1" x 10' 4" (3.38m x 3.15m) With window to rear, a range of wall and base units, space and plumbing for washing machine, space for cooker and space for under-counter fridge, radiator.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Landing** - With access to all first floor rooms, staircase up to attic room.

**Bedroom 1** - 11' 3" x 11' 10" (3.44m x 3.61m) With double-glazed window to rear, radiator.

**Bedroom 2** - 10' 10" x 11' 8" (3.31m x 3.57m) With large double-glazed bay window to the front (in need of attention) providing views over Newcastle Emlyn and beyond, radiator.

**Bedroom 3** - 11' 10" x 11' 5" (3.63m x 3.48m) With large double-glazed bay window to the front, providing views over Newcastle Emlyn and beyond, radiator.

**Study / Box Room** - 7' 0" x 5' 1" (2.14m x 1.57m) With double-glazed window to the front.

**Bathroom** - With double-glazed window to rear, pedestal wash hand basin, low level flush WC, bath with tiled panel, built in airing cupboard, radiator.

## Second Floor

**Second Floor** - Accessed via staircase on first floor landing and leading to:

**Attic Room** - 29' 0" x 11' 11" (8.86m x 3.64m) A large room with restricted head space, exposed wooden floorboards, window to both sides, access to loft space

## Exterior

**Externally** - The property benefits from being set back from the road with a garden area to the front enclosed by wall and railings with steps which lead to the front door. There is a tarmac driveway to one side allowing off street parking which leads to the rear of the property. The rear garden has a raised level lawn area with mature shrubs.

**Manager's Note** - Please note: We have been advised by our client's



Lounge - Another View



Kitchen



Sitting Room / Bedroom 4



Bedroom 1

that the property has previously had underpinning works carried out however they have provided no paperwork in this regard. Purchasers should satisfy themselves with relevant surveys.

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

Tenure: Freehold

Services: Mains water, mains electricity, 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 and proceed past CKs supermarket. Go past the first right turn for Maes Marlog and past a second right turn for Heol Arad. Continue on the main road and Leiswood is the 4th property along on the right, denoted by our For Sale board.

What3Words: ///unlocking.hoping.spilling

Google Co-ordinates: 52.037622, -4.456002



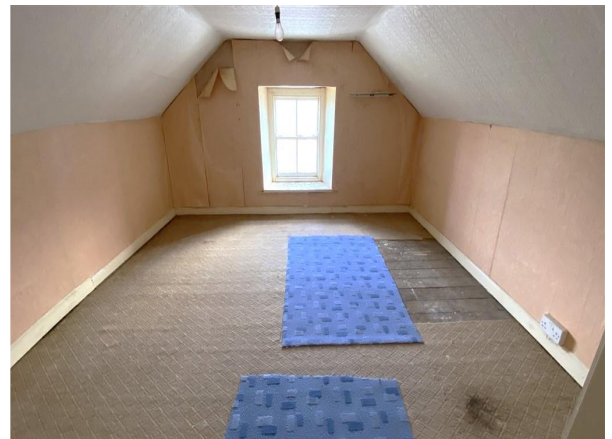
Bedroom 2



Bathroom



Bedroom 3



Attic Room

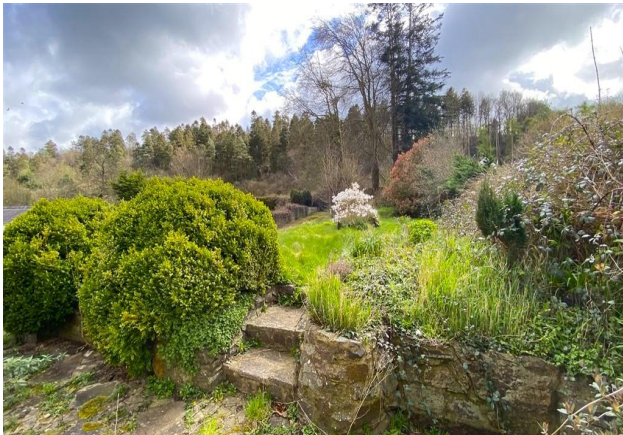




Attic Room - Another View



Attic Room - Another View



Rear Garden



Rear Garden Parking Area



Rear Of House With Driveway

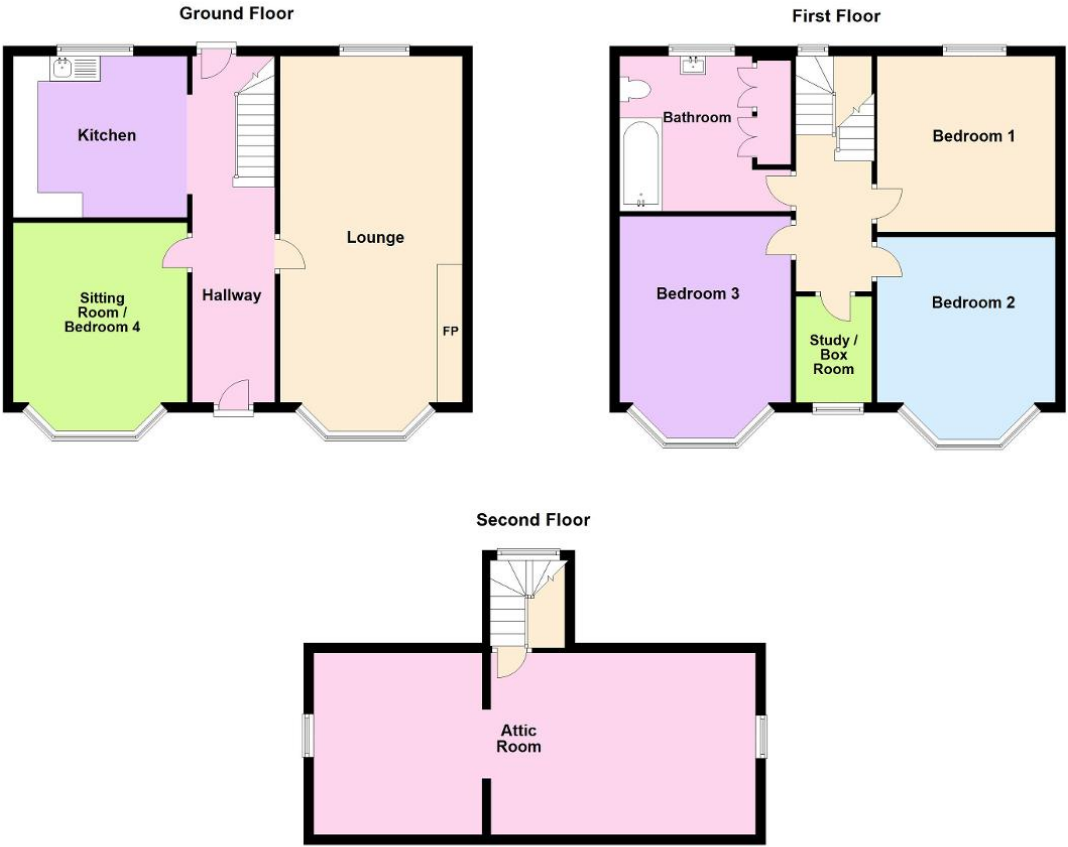


Rear Garden



Rear Garden

# Floorplans



For Identification Purposes Only.  
Plan produced using PlanUp.  
Leiswood, Newcastle Emlyn

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		