

**Dolafon 15 Trem-Y-Ddol, Newcastle Emlyn, SA38 9AY**

**£395,000**

A deceptively spacious Five Bedroom Detached House which is situated on an elevated plot which enjoys far reaching countryside views to the front and rear. The accommodation comprises: Porch, Hall, Living Room, Study, Spacious Kitchen/Dining/Family Room, Utility, W.C. Sitting Room and a Ground Floor Bathroom. To the first floor there is a Master Bedroom with Ensuite Shower Room and Walk In Robe, Four Further Bedrooms and a Family Bathroom.

Externally, the property sits in a good sized plot overall, providing extensive parking and turning area, carport and garage with lawned gardens to the front and rear.



### Situation

The property is within walking distance of the Teifi Valley market town of Newcastle Emlyn which provides a good range of local facilities and amenities, including shops, building societies, a post office, schools, restaurants, public houses, places of worship and leisure centre. Newcastle Emlyn is renowned for its many elegant buildings & the town itself is dominated by the town hall, built in 1860 with a little clock tower. Just a short walk from the shops is the remains of the medieval castle & the 19th. Century church.

Half glazed Upvc double glazed door to:

### Entrance Porch

Window overlooking the side plus window overlooking the kitchen/dining room. Double glazed door to:-

### Hall



Radiator, under stair cupboard, stairs rising off, ceramic tiled floor, doors to:-

### Living Room 16'10" x 15'1" (5.13m x 4.60m)



French doors to the front, two radiators, tiled hearth with gas wood burner effect fire with timber mantle over, television and telephone point, Upvc window, glazed door to:-

### Study 14'11" x 7'1" (4.55m x 2.16m)

Upvc window to the rear, built-in cupboard with shelves, radiator.

### Kitchen/Dining/Family Room 24'2" x 15'1" overall (7.37m x 4.60m overall)



A spacious L-shaped room with dual aspect double glazed window to the front and side.

### Kitchen



Having a range of wall and base units with worktop surface over, 1.5 bowl single drainer sink unit with mono block style tap, built-in Master 110 with four gas rings, hot plate, an electric plate and double oven. Rangemaster extractor fan with light, tiled splashback, ceramic tiled floor.

### Dining / Family Room



Laminate flooring in the dining area/snug, two radiators, telephone point, glazed French doors through to sitting room, door to:-



### Utility Room 18'8" x 11' (5.69m x 3.35m)



Upvc window to the side, having a range of wall and base units, 1.5 bowl single drainer stainless steel sink unit with mono block style tap, tiled splashbacks, plumbing for washing machine and tumble dryer, larger cupboard, airing cupboard with housing for the oil boiler, stable door through to sitting room, opening through to separate WC, half glazed door to the rear, storage.

### Separate WC

Wash hand basin, heated towel rail, WC, tiled floor and half tiled walls.

### Sitting Room 17'9" x 12'9" (5.41m x 3.89m)



Double glazed patio doors to the rear garden, two radiators, gas fire with timber surround, built-in storage cupboards, wall lights and centre light, tile effect laminate flooring.

### Bathroom 8'7" x 6'7" (2.62m x 2.01m)



Jacuzzi bath, WC, wash hand basin in vanity unit with mirror, shaver point and light above and cupboards and drawers to the side, half tiled walls, heated towel rail, extractor fan, window to the rear, tiled floor.

## FIRST FLOOR

### Landing



Large Velux window, two radiators, access to loft.

### Master Bedroom 19'2" x 15'3" (5.84m x 4.65m)



Upvc double glazed window to the front with views over the countryside, radiator, television and telephone points, walk-in wardrobe behind sliding, mirrored doors.

### En-Suite



Fully tiled shower cubicle with electric shower, wash hand basin with mirror over and tiled work surfaces and cupboards underneath, radiator with towel rail over, ceramic tiled floor.



### Bedroom Two 11'7" x 15' (3.53m x 4.57m)



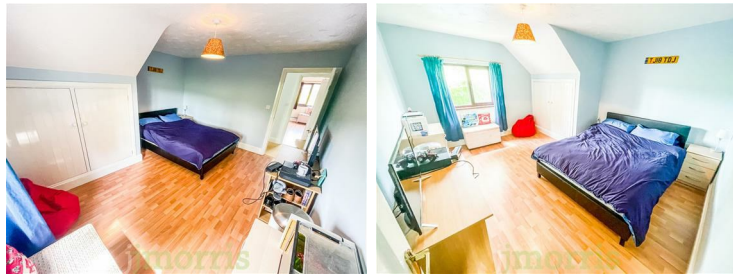
Radiator, laminate flooring, television point, Velux window to the front.

### Bedroom Three 12'4" x 10'11" (3.76m x 3.33m)



Radiator, laminate flooring, Velux window to the rear.

### Bedroom Four 14' x 12'1" (4.27m x 3.68m)



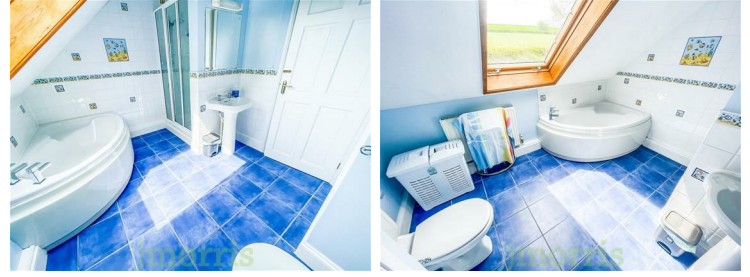
Radiator, laminate flooring, television point, built-in wardrobe, window to the rear.

### Bedroom Five 10'6" x 14' (3.20m x 4.27m)



Radiator, laminate flooring, television point, eaves storage, built-in cupboard with shelves, Upvc window to the rear.

### Bathroom 10'7" x 8'6" (3.23m x 2.59m)



WC, wash hand basin with mirror, shaver point and light over, corner bath, fully tiled shower cubicle with electric shower, built-in cupboard with shelves, radiator, extractor fan, partly tiled walls, ceramic tiled floor, Velux window to the rear.

### Carport 18'7 x 16'1 (5.66m x 4.90m)

Covered carport with concrete floor and access to the garage. Storage cupboards.

### Garage 12' x 15' (3.66m x 4.57m)

Up-and-over door, side window, power and lighting.

### Front Garden



Block paved driveway leads up to the front of the property with a further parking/turning area. Lawned garden to the front with patio area.

### Rear Garden



Foot path to the rear with a large covered porch area, patio area, garden shed (14'4" x 7'4") with hot tub, doors, windows power and lighting. Lawned area, kennel with run,

### Services, etc.

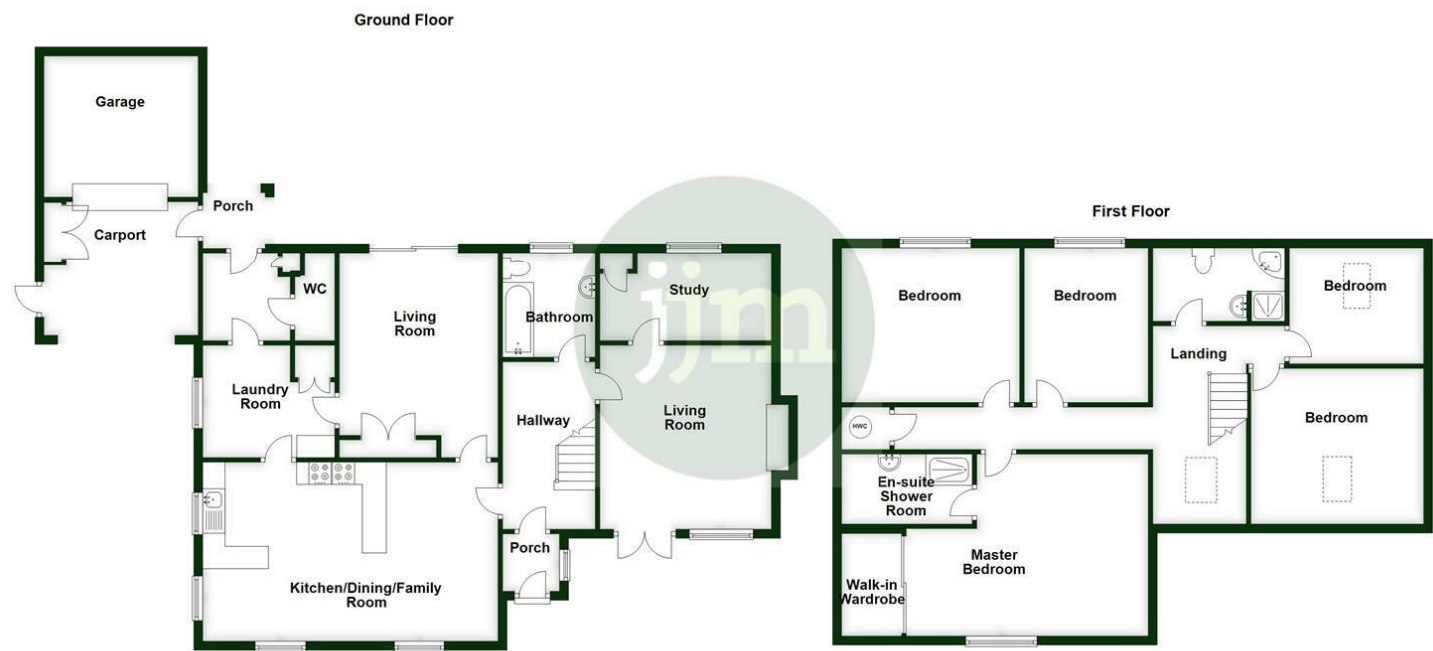
Services - Mains electricity, oil central heating, water and drainage. LPG gas for the cooker and fire.

Local Authority - Carmarthenshire County Council

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///firewall.crossword.decanter

Floor Plan

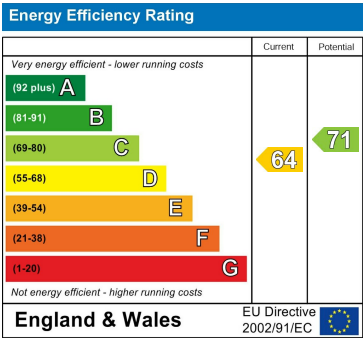


Plans provided as a guide only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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