

**Berwyn Ebenezer Street, Newcastle Emlyn, SA38 9BN**

**£140,000**

Berwyn is a traditional stone and slate townhouse, well presented and full of character. The spacious accommodation comprises three bedrooms, two reception rooms, and a kitchen/diner, all retaining period features while offering modern comfort. An adjoining stone workshop provides additional two-storey space, ideal for a variety of uses such as studio, craft room or home office. A valuable private pedestrian access runs to the side and rear, offering independent entry to both the property and workshop. Perfectly positioned in this sought-after town, the home is within easy walking distance of local shops, amenities, and facilities.



## Entrance



Wooden Parquet Flooring, Radiator, Coved Ceilings, Wooden Glazed Door to -

## Bedroom



Coved Ceilings, Double Glazed Window, Radiator, Storage Cupboard

## Sitting Room



Wooden Parquet Flooring, Bay Window, Radiator, Coved Ceilings, Wooden Glazed Door to -

## Bedroom



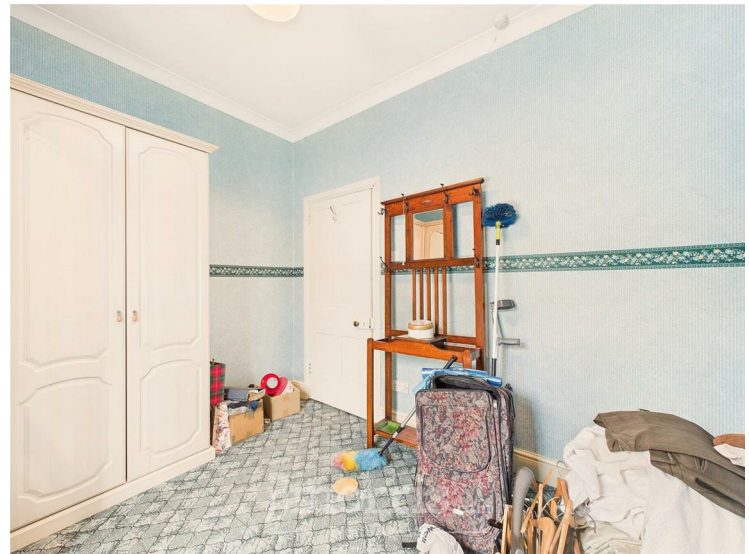
Coved Ceilings, Double Glazed Window, Radiator, Built in Storage Unit

## Dining Room



Wooden Parquet Flooring, Single Glazed Window, Radiator, Wooden Glazed Door to -

## Bedroom



Coved Ceilings, Double Glazed Window, Radiator

## Kitchen



Tiled Flooring, Coved Ceilings, UPVc Double Glazed Windows, UPVc Double Glazed Sky Light, Range of Wall and Base Units, Stainless Steel Sink, Tiled Walls, Gas Hob Cooker.

## Landing

Double Glazed Sash Window, Coved Ceilings Wooden Doors to -



## Bathroom



Vinal Floor, Tiled Walls, Glazed Window, Wash Basin, W/C, Budeaux, Walk-in Shower, Radiator

## Externally



Stone wall with gated access to front door and side access courtyard door.

## Workshop

Recently replaced Roof with stone elevations, two floors suitable for a mix of uses including studio, craft room or home office

## W/C

Wooden Door to External W/C

## Courtyard



Block and Railed Enclosed Courtyard with Resin Flooring

## N.B.

The vendor of the property currently has a verbal agreement with Glyn Nest Residential for 1 car parking space in their private car park which is twenty five pounds per month.

## Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion. NO ONWARDS CHAIN

Local Authority: Carmarthenshire

Council Tax: Band C

What3Words: /// ///multiple.advantage.flamed

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage

EE Good outdoor and indoor

Three Variable outdoor

O2 Good outdoor and indoor

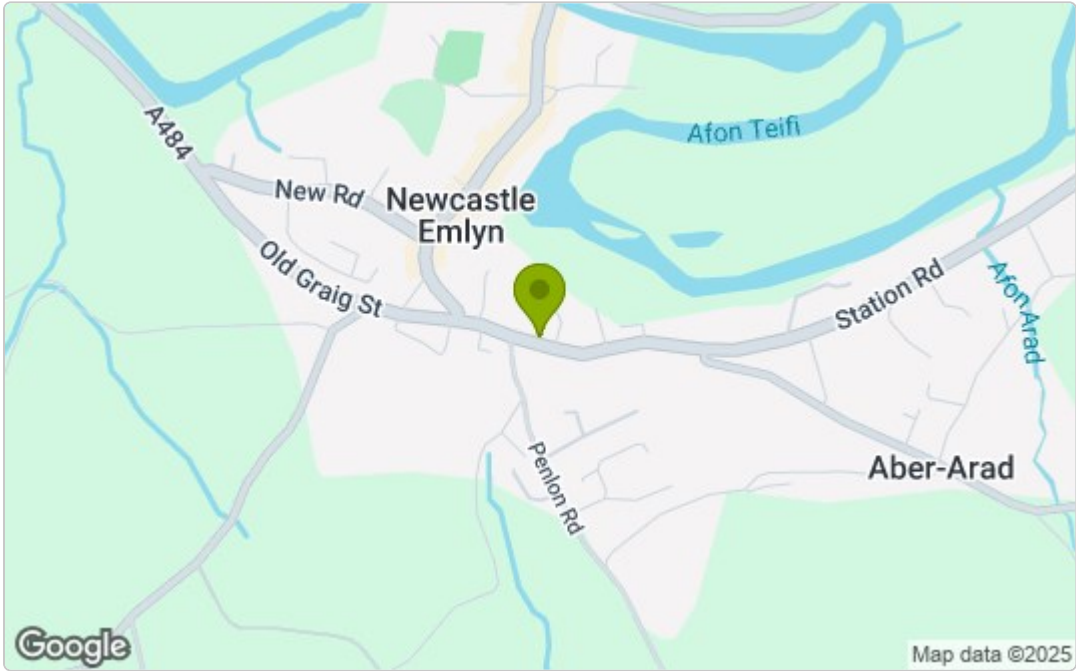
Vodafone. Good outdoor and indoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

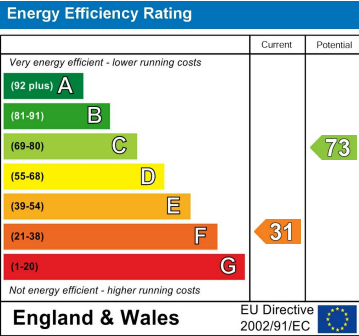
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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