



Brindle Wold, Newcastle Emlyn, SA38 9NT

Offers in the region of £260,000





# Brindle Wold, Adpar, SA38 9NT

- Detached bungalow with integral garage
- Generous lounge with brick fireplace and front-facing window
- Wet room with bidet and separate W/C
- Established rear garden backing onto pastureland
- Edge-of-town location close to Newcastle Emlyn amenities
- Three bedrooms, including a main with fitted wardrobes
- Kitchen with archway to dining area and conservatory
- Sliding doors to conservatory and patio area
- Gated driveway with parking for up to four vehicles
- EPC Rating : TBC

## About The Property

Tucked away on the edge of Newcastle Emlyn, this detached bungalow offers practical living space and a well-established garden that backs onto pastureland. With a thoughtful layout and features that make day-to-day life straightforward, it's a home that's been cared for and quietly adapted over time.

The front of the property is approached through a gated entrance, leading onto a private driveway with parking for up to four vehicles. Bordering the drive, mature shrubs and a grassed area provide a natural frame to the front of the house. It's a low-maintenance space, clearly looked after, and provides a bit of a buffer from the road without feeling shut off.

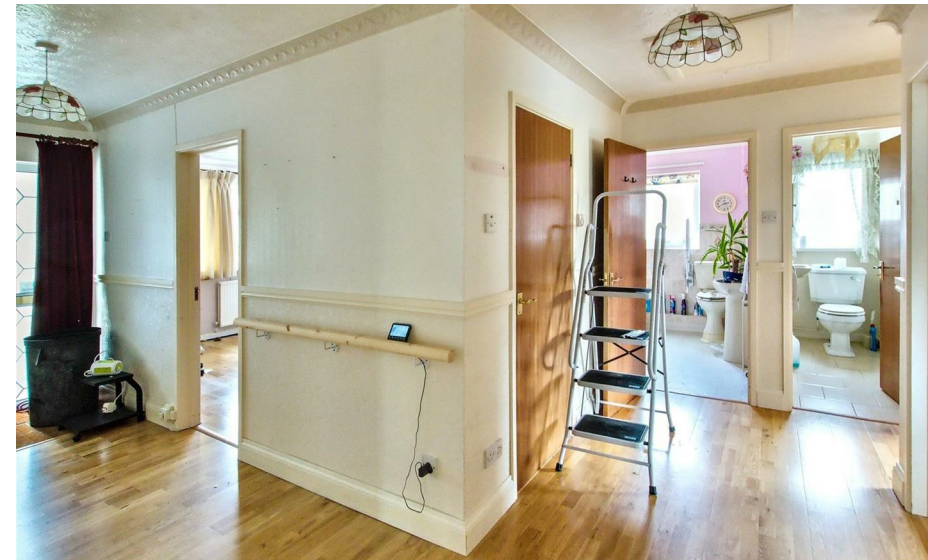
The internal layout follows a clear and functional route. A porch leads into the main hallway, from where all the key rooms branch off. The lounge sits to the front and is a good-size living space with a fireplace set in a brick surround. A large window brings in light and frames the view of the front garden.

The main bedroom is positioned just off the lounge and includes fitted wardrobes, offering plenty of storage without the need to add extra furniture. Along the hallway, there's an airing cupboard, a wet room with walk-in shower, sink, W/C and bidet, plus a second separate W/C for convenience.

There are two further bedrooms, one of which could easily serve as a home office or guest space, depending on requirements. Each room has its own character, with enough space to feel comfortable but not excessive to manage or heat.

At the far end of the property is the kitchen, which offers a practical setup with a good range of base and wall units. There's space for a dishwasher and washing machine, along with an eye-level oven and a one-and-a-half sink with drainer. Through an open archway, the kitchen leads to the dining area, making this part of the home feel connected and sociable.

## Offers in the region of £260,000



Continued  
From the dining area, sliding doors open into the rear conservatory. This space works well for everyday use or as a quiet spot for reading or watching the garden change with the seasons. There's another set of doors that open onto the side patio, a handy link to outdoor dining or entertaining, with steps that lead down into the main garden area.

The back garden is established and considered, offering a mixture of mature shrubs,

grassed sections, and pathways that help access the different areas. a good outdoor space with depth and interest. Towards the rear, there's a garden shed and clear views over the adjoining pastureland, which gives a sense of space and openness that's hard to replicate in more built-up areas.

The integral garage is accessed directly from the kitchen and provides useful storage or potential for further adaptation, depending on individual needs.

Whether kept as a garage, turned into a workshop or used for extra utility space, it's a feature that adds versatility to the layout.

Location-wise, this property sits just on the fringe of Newcastle Emlyn, a market town that offers everyday essentials without the pace of a bigger urban setting. There's a strong sense of local community and easy access to countryside walks, along with schools, shops and healthcare facilities all within reach.

The overall feel of the property is one of comfort and practicality. It's a house that's been used and loved — not flashy, but reliable. The layout flows in a way that supports daily life without unnecessary fuss, and the garden adds a layer of privacy and connection to the outdoors. It's the kind of place that doesn't need overselling — it speaks for itself, a spacious design, adaptable space, and quiet setting with pastureland behind.

Porch  
5'6" x 4'11"

Hallway  
18'9" x 13'3" (max)

Lounge  
16'3" x 13'10"

Master Bedroom  
15'4" x 13'0"

Shower Room  
10'9" x 8'0"

W/C  
4'7" x 3'3"

Bedroom 3  
11'6" x 8'9"

Bedroom 2  
10'0" x 9'10"

Kitchen  
17'7" x 14'0"

Dining Area  
13'5" x 11'6"

Conservatory  
20'4" x 7'5"

Integral Garage  
16'5" x 10'9"

#### INFORMATION ABOUT THE AREA:

Newcastle Emlyn is a historic market town found within the stunningly beautiful Teifi Valley which offers an array of independent shops, restaurants, cafes, pubs, Norman Castle, both primary and secondary schools and many other local





amenities. Straddling the Ceredigion and Carmarthenshire border, Newcastle Emlyn provides a perfect base from which to explore the best of both counties and also nearby North Pembrokeshire including the stunning coastlines of Cardigan Bay in West Wales.

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

**IMPORTANT ESSENTIAL INFORMATION:**

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

**COUNCIL TAX BAND:** E - Ceredigion County Council

**TENURE:** FREEHOLD & Solar panel LEASEHOLD (copy of lease available on request)

**PARKING:** Off-Road Parking & Garage Parking

**PROPERTY CONSTRUCTION:** Traditional Build (presumed)

**SEWERAGE:** Mains Drainage

**ELECTRICITY SUPPLY:** Mains & Solar Electricity

**WATER SUPPLY:** Mains

**HEATING:** Gas LPG bottles (presumed)

**BROADBAND:** Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

**MOBILE SIGNAL/COVERAGE INTERNAL:** Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

**BUILDING SAFETY** - The seller has advised that there are none that they are aware of.

**RESTRICTIONS:** Please be aware of the Leased Solar panels

**RIGHTS & EASEMENTS:** Please be aware of the Leased Solar panels

**FLOOD RISK:** Rivers/Sea - N/A - Surface Water: N/A

**COASTAL EROSION RISK:** None in this location

**PLANNING PERMISSIONS:** The seller has advised that there are no applications in the immediate area that they are aware of.

**ACCESSIBILITY/ADAPTATIONS:** The seller has advised that there is ground-floor living at this property

**COALFIELD OR MINING AREA:** The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. This property has leased solar panels, known as airspace above Brindle Wold, a term of 25 years and 3 months from 17th April 2012, a copy of the lease is available upon request. There are steps down to the rear garden. The property is a deceased estate, the sellers/solicitors will not know the answer to all questions about this property, and some things will need to be verified by searches.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services

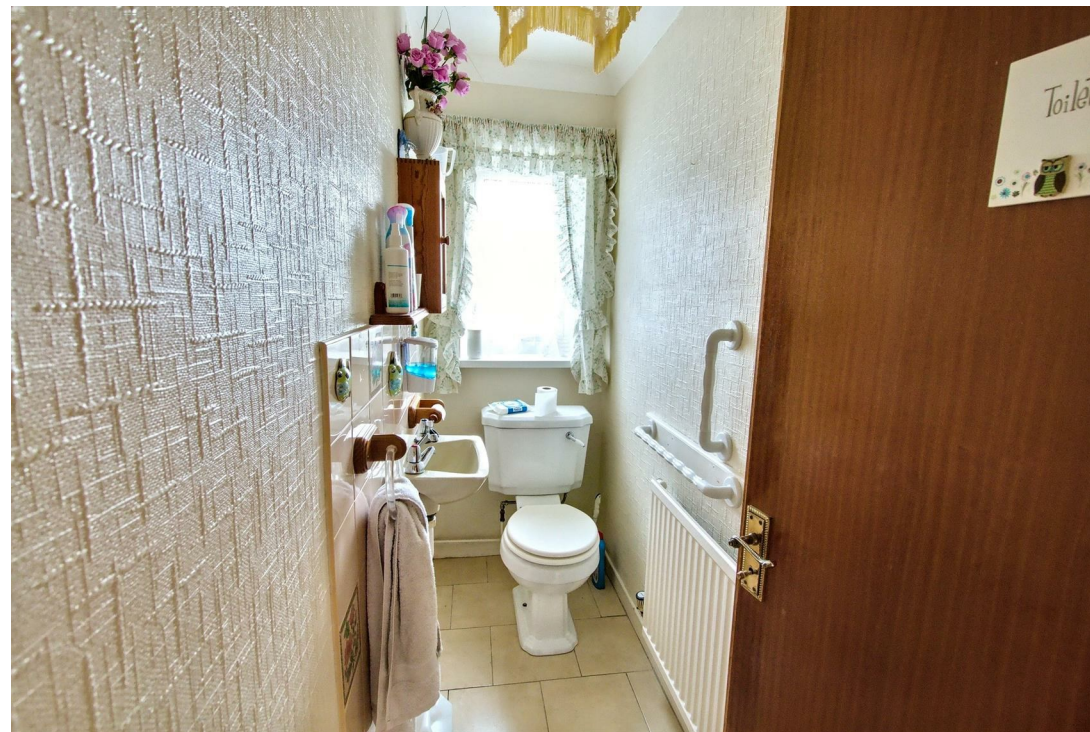
listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

Draft Details

Please Note: These details are draft, we are awaiting approval from our vendors. Please call our office to discuss this before arranging to view it internally or externally.







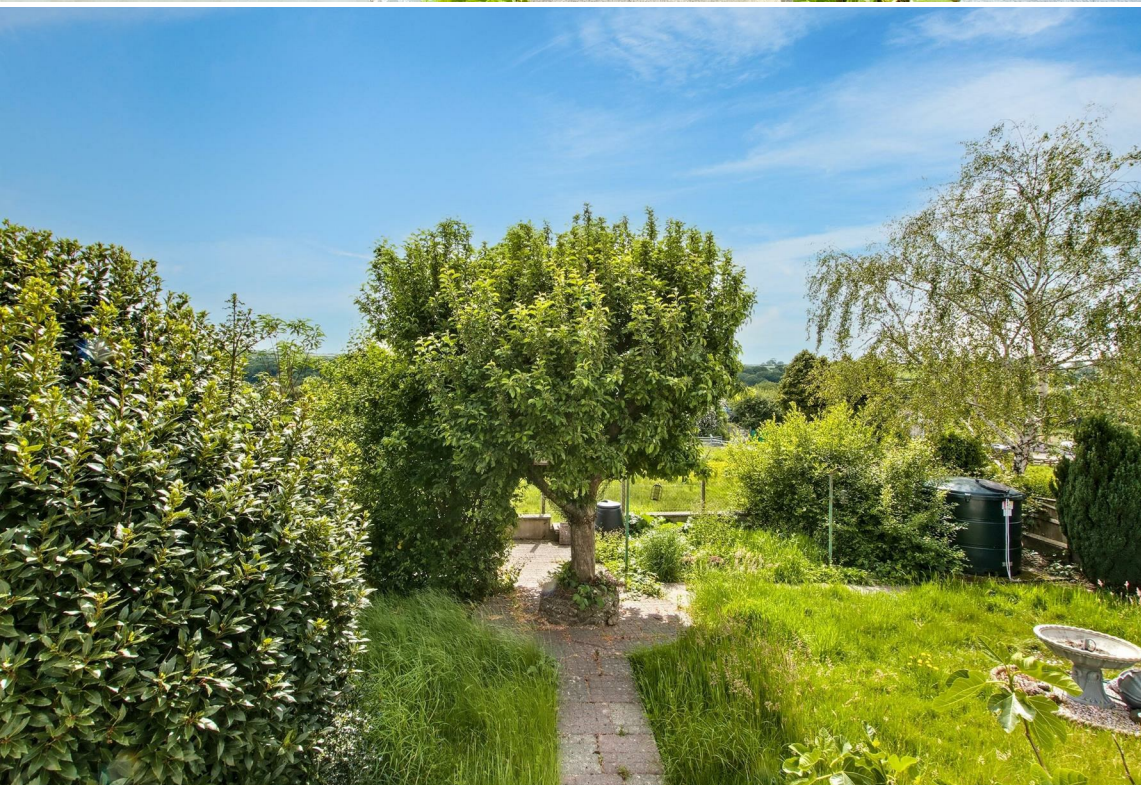






**DIRECTIONS:**

From Newcastle Emlyn town centre, head along the high street, heading to the bridge. Go over the bridge and turn left at the small roundabout and follow the road up and take the first left, passing the doctors on your left. Continue along this road, and the bungalow is the 3rd to last on the left, denoted by our for sale board.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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