

CARDIGAN
BAY
PROPERTIES
EST 2021

Dyffryn Eos, Ebenezer Street, Newcastle Emlyn, SA38 9BS

Offers in the region of £340,000

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- Traditional three-bedroom detached house
- Two comfortable reception rooms plus snug
- Utility room and oil-fired central heating
- Attic rooms offering conversion potential (STC)
- Enclosed rear garden with sloping lawn and stunning views of the castle
- Within walking distance of Newcastle Emlyn town
- Kitchen/breakfast room with access to the rear
- First-floor Jack & Jill bathroom with corner shower
- Garage, outbuildings inc a W/C and a separate workshop and summer house
- EPC Rating : E



About The Property

A traditional three-bedroom detached house sitting within easy reach of Newcastle Emlyn town, this property blends character features with the scope to adapt and modernise. The house offers well-laid-out accommodation over three floors, along with useful outside space including a garage, workshop and summer house.

The property opens into a small vestibule where the original half-tiled walls and mosaic flooring give a nod to its period origins. A glazed door leads through to the main hall, which links the principal ground floor rooms.

At the front of the house lies a comfortable living room featuring a fire surround with inset coal-effect electric fire. The room benefits from a front-facing window that draws in plenty of daylight and a radiator providing warmth during cooler months. Next door, the dining room offers another pleasant reception area, again with a front aspect window and an attractive wooden fire surround set against a marble hearth and backing. It makes for a straightforward space to share meals or to use as a flexible second sitting area.

Towards the rear of the property sits the kitchen and breakfast area, fitted with a good range of wall and base units under a complementary worktop. A 1.5 bowl stainless steel sink and drainer, electric hob, oven and extractor fan are all in place, together with tiled flooring and space for a dining table. The practical layout works well for everyday cooking and social use, and a uPVC door opens directly to the rear garden.

Adjoining the kitchen, a snug offers another relaxed sitting space. With a window overlooking the garden, a radiator, and a traditional fire surround, it's an area that could be enjoyed as a small lounge or perhaps a study. Beyond, the rear porch provides access to the garden and connects to the utility room. This useful space has base units, plumbing for a washing machine, a stainless steel sink, and houses the Worcester oil-fired central heating boiler.

Continued:
Upstairs, the first-floor landing splits across two levels and gives access to three bedrooms and the bathroom. The main bedroom sits at the front of the house, featuring two windows which create a bright atmosphere and an ornamental fireplace as a subtle reminder of the home's character. Bedroom two also faces the front and includes a radiator, this room has been adapted via a storage area to gain direct access to the family shower room. While bedroom three overlooks the garden to the rear.

The bathroom is fitted with a three-piece suite comprising a corner shower enclosure with electric shower, pedestal wash basin and low flush WC. Tiled walls, a heated towel rail and doorway through a storage area to access bedroom 2

A steep staircase rises from the landing to the second floor, where the attic rooms are currently divided into three sections. These areas provide clear potential for conversion, subject to the necessary consents, offering an opportunity to expand the living space or create additional bedrooms or a home office.

Externally:
Outside, the property provides plenty of practical space with tarmac forecourts to both the front and rear, offering generous parking. The rear forecourt is

reached through a gated driveway running alongside the attached garage, which also benefits from a workshop and a separate W/C and continuing on to a further detached spacious garage/workshop at the back that could fit a campervan or even a boat with ease. A timber-built summer house, fitted with power and lighting, sits beyond and provides a useful area for relaxing or for small gatherings in the warmer months. From here, a concrete driveway leads up towards the elevated garden areas with a separate garage is located, and the rest is lawn, where open views stretch across the River Teifi and towards the ruins of the old castle, giving the setting a sense of character and connection to the town's history.

Entrance Hall
4'9" x 4'3"

Hallway
15'0" x 4'9"

Lounge
11'5" x .10'9"

Dining Room
12'3" x 9'5"

Kitchen
10'9" x 9'1"

Snug
10'7" x 10'3"

Utility Room
10'10" x 10'6"

Landing
14'5" x 6'0"

Bedroom 1
14'5" x 12'3"

Bedroom 2
12'4" x 10'8"

Bedroom 3
9'10" x 8'2"

Shower Room
9'9" x 8'3"

Attic Room 1
11'11" x 11'11"

Attic Room 2
11'11" x 6'10"

Attic Room 3
11'11" x 7'0"

Outside W/C
4'0" x 2'5"

Small Workshop
10'4" x 8'5"

Garage
17'4" x 8'0"

Workshop/Garage
21'5" x 14'0"

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

COUNCIL TAX BAND: E - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build.
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating









BROADBAND: Connected - TYPE - Standard *** TBC Mbps Download,and Mbps upload *** FTTP. - 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 no issues that they are aware of.
RESTRICTIONS: The seller has advised that : The Purchasers for themselves and the successors in title hereby jointly and severally covenant with the Council that they will forthwith erect and forever and forever after maintain a suitable fence along the line A-B on the said plan
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
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 are no special Accessibility/Adaptations on 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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The stairs up to the attic are steep, and the slope up to the top rear lawn is steep. This property is located in a conservation area

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.

INFORMATION ABOUT THE AREA:
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.

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.

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HOME


HOME

























DIRECTIONS:

From Newcastle Emlyn high street head up the A475 towards the A484. Turn left heading towards Carmarthen and proceed along Ebenezer Street for a short distance, passing Glyn Nest nursing home on your right, carry on a bit further and this property can be seen on the right-hand side, denoted by or for-sale board.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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