

NEW PRICE



**Cul-Min, 2 Greenhill Meadow,
PENTRECAGAL SA38 9HX**

Offers in the region of £269,950

Convenient Location
Well Presented
Level Garden
Spacious Rooms
Quality Accommodation

RE/BT/8608/110511

DESCRIPTION

A traditional build freehold dormer style dwelling providing most appealing spacious accommodation of a practical layout and being a fine property ideally suiting a family. Downstairs is a large lounge, tidy family kitchen/dining room and the benefit of bedroom with en suite. Outside there is plenty of off-road parking with room to keep caravan, boat, etc, and a level garden.
EER-D-66

SITUATION

The property is situated in the little hamlet of Pentrecagal a few minutes drive or so from the larger country village of Drefach Felinde which provides facilities and amenities catering for most everyday needs and a 5 minute drive or so from the West Wales market town of Newcastle Emlyn that offers a lovely range of local shops, leisure facilities, etc. Within everyday commuting distance are larger towns such as Cardigan, Carmarthen and Lampeter.

ACCOMMODATION

Of approximate dimensions

ENTRANCE HALLWAY

Front door leads into hallway, radiator, tiled floor, understairs cupboard, lovely

staircase leads to gallery landing, doors on the ground floor connect to:

KITCHEN/DINER

21'2 x 11'10 (6.45m x 3.61m)

The room is split into 2 distinct areas of dining space and the kitchen area and includes tiled floor, radiator, TV and telephone sockets, 2 windows, nice range of kitchen units at wall and base level with worktop surfaces, hob, oven, extractor fan, integrated dishwasher and fridge, 1 ½ bowl sink, breakfast bar.

UTILITY ROOM

7'8 x 7'8 (2.34m x 2.34m)

Kitchen units, plumbing for washing machine, rear door, sink unit, tiled floor, extractor fan, radiator.

CLOAKROOM

WC, wash basin, radiator, extractor fan, storage cupboard.

LOUNGE

18'2 x 15'6 (5.54m x 4.72m)

Lovely size room with radiator, sliding door out to the rear patio, window, TV socket, the main feature of the room is a lovely stone fireplace with oak beam over a wood burning stove.

BEDROOM 1

15'5 x 11'8 (4.70m x 3.56m)

Fitted wardrobes, radiator, dressing table,

TV socket, connection into:

ENSUITE

9'8 x 5'6 (2.95m x 1.68m)

Radiator, WC, bidet, wash basin, bath, shower area-serving from the boiler, extractor fan, window, access to loft, part tiled.

FIRST FLOOR

GALLERY LANDING

Lovely gallery landing, Velux window, walk-in airing cupboard with radiator, doors to:

BEDROOM 2

16'4 x 13'2 (4.98m x 4.01m)

Built in cupboard, Radiator, window to the side, Velux window to the back, access to insulated loft.

BATHROOM

7'8 x 6'8 (2.34m x 2.03m)

WC, wash basin, radiator, Velux window, bath with electric shower unit over, extractor fan, tiled walls.

BEDROOM 3

16'4 x 11'10 (4.98m x 3.61m)

Window to front, Velux to rear, radiator, TV socket.

INTEGRAL GARAGE

18'4 x 9'10 (5.59m x 3.00m)

Up-and-over door, power points, Worcester oil boiler heating domestic hot water and radiators, stairs lead to:

LOFT ROOM

11'2 x 9'8 approx (3.40m x 2.95m approx)
Ideal as an office, playroom, etc.

EXTERNALLY

The property stands in a very pleasant garden area with plenty of off-road parking space, lawned garden, shrubs, borders, patio area, 2 outside taps, outside lights, gated side of property, mature hedging giving privacy to side and rear.

SERVICES

We are advised that Mains Water, Electricity and Drainage are connected.
EPC - D

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

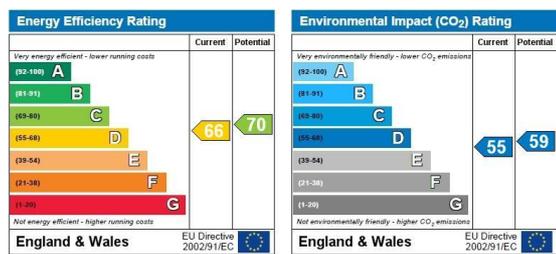
GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From Newcastle Emlyn Town Centre take the A484 road towards Carmarthen and into Pentrecagal. Turn right signposted Felindre and about 100 yards on the Greenhill Meadows entrance can be seen on the left-hand side and the property is the first on the right.

Cul-Min, 2 Greenhill Meadow, PENTRECAGAL



**John.
Francis**