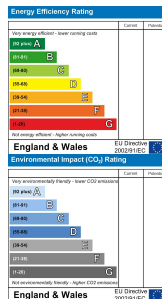


## Parcau Bach Cenarth, Newcastle Emlyn, Carmarthenshire, SA38 9LD

- Detached Converted Farm Building
- Detached Annexe / Overflow Accommodation
- Character Features Throughout
- Rural Location down Shared Lane
- Oil Central Heating & Underfloor Heating
- One / Two Bedrooms
- Set within Approx 0.3 Plot
- Rear Enclosed Garden
- 4 Miles to Newcastle Emlyn Town
- EPC Rating: TBC

**Price £310,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London







Tucked away down a shared lane in a picturesque rural setting near Cenarth and its renowned waterfalls, this characterful converted farm building offers the very best of country living. Just a short drive from the vibrant market towns of Newcastle Emlyn and Cardigan, this charming property is set over three levels and features one / two bedrooms, a delightful enclosed mature garden with scenic views, and a separate detached building—ideal as guest or overflow accommodation.

The house opens with a useful front porch—ideal for your essential country attire. A split door leads into the welcoming living room, a warm and inviting space with a wood-burning stove set into a striking stone and brick inglenook, complete with a wooden mantle. This cosy room forms the heart of the home, offering the perfect place to relax after a day spent exploring the outdoors. To the left is a flexible dining room, also suitable as a bedroom or study. Both rooms are bright and full of charm, with windows on every wall with exposed stone and wooden window sills adding rustic character.

A few steps from the living room lead up to the second level, halfway up a cupboard provides handy storage. The kitchen features matching fitted units, an integrated electric oven, induction hob, integrated dishwasher, plumbing for a washing machine and access to the rear garden via a glazed door.

On the third level, the landing offers space for a dryer, airer, and clothes rail. A sliding door opens to the bathroom with a bath, electric shower, and storage. The bright master bedroom features two Velux windows on each side and a gable-end window, filling the space with natural light and offering garden and countryside views.



A short distance from the main house is a detached brick-built annexe, ideal for overflow accommodation or as a studio space. Spread over two floors, it features a balcony with metal railings. The upper garden room boasts a partially vaulted ceiling, panoramic windows on three sides, perfectly framing the views, and glazed French doors opening to the garden area.

Below, there's a workshop with a workbench, shower room, and double doors to the outside. On the opposite side, a utility room with fitted units, shelving, and a stainless steel sink is perfect for gardening prep or storage, with a glazed door leading to the driveway and outdoor space.

Externally to the front is a pretty wall and space for potted plants, the side drive leads to the annexe, ample parking, and steps to the enclosed rear garden with a gated top entrance to allow for larger equipment. Mostly laid to lawn, the garden features raised beds, mature shrubs, flower borders with further landscaping potential. A terraced area has space for our owners chickens, —this garden would be ideal for keen gardeners or those seeking a more self-sufficient lifestyle.

We invite you to book a viewing and experience the charm and potential of this delightful home for yourself!



### DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, turn right just after the bridge, sign-posted for Boncath on the B4332. Continue along this road, just after the holiday park there is a left turn take this turn and after a short distance you will see a left turn on a bend, take this left turn - the house will be up this lane on your left. What 3 Words Reference-  
///cropping.merchant.sprinkle

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.