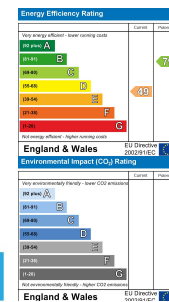


Parcau Bach Cenarth, Newcastle Emlyn, Carmarthenshire, SA38 9LD

- Detached Converted Farm Building
- Detached Building as 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: E

Price £310,000

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



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Carmarthenshire County Council
DRAINAGE: Please note this property is served by private drainage
Ref: LW/LW/05/25/OK_LW

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Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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The Agent that goes the Extra Mile





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 building, used as overflow accommodation or suitable 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 in our TV channel to view our location videos about the area.