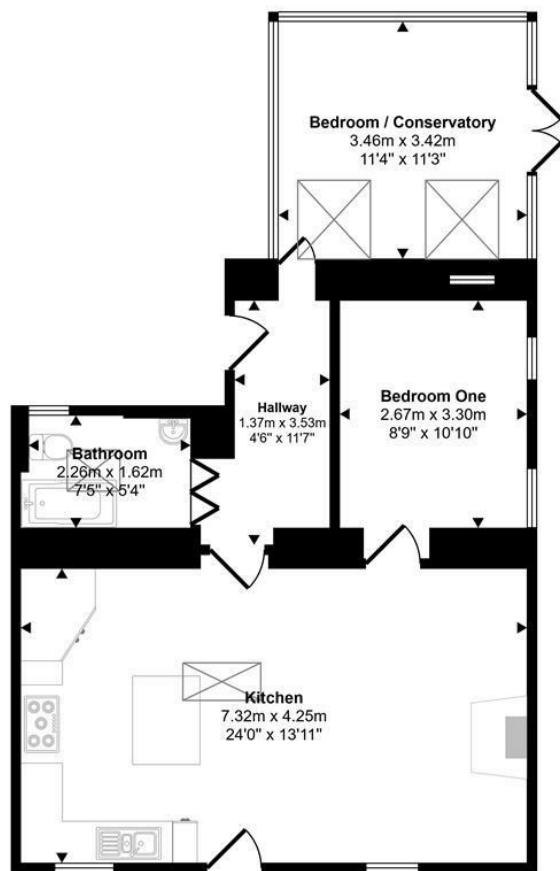
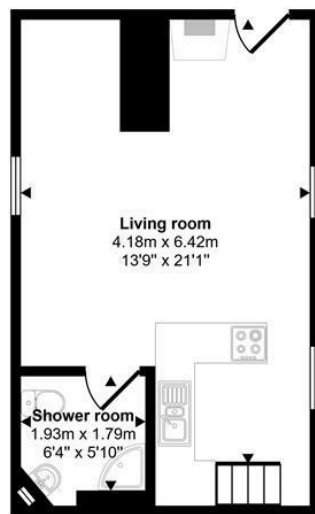


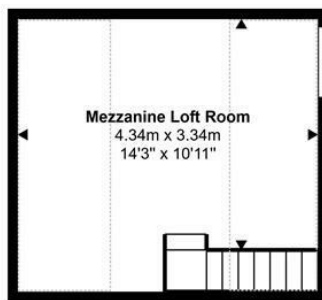
Approx Gross Internal Area
114 sq m / 1226 sq ft



Ground Floor A
Approx 68 sq m / 733 sq ft



Ground Floor B
Approx 29 sq m / 309 sq ft



Mezzanine
Approx 17 sq m / 184 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'B' Carmarthenshire

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

ref: LW/AMS/06/25/OK/AMS

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

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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,

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

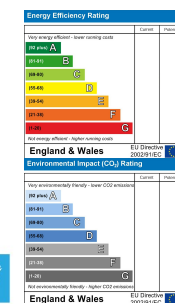
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Cilgraig Drefelin,, Drefach Felindre, Llandysul, SA44 5XD

- Two Bedroom End-Terrace Cottage
- Character Features Throughout
- Pretty Stream Boundary
- Landscaped Gardens
- Oil Central Heating
- Detached Building / Former Smithy
- Income Potential (STPC)
- Workshop, Summerhouse & Tree House
- Off Road Parking for 4/5 Vehicles
- EPC Rating: TBC



Offers In The Region Of £325,000

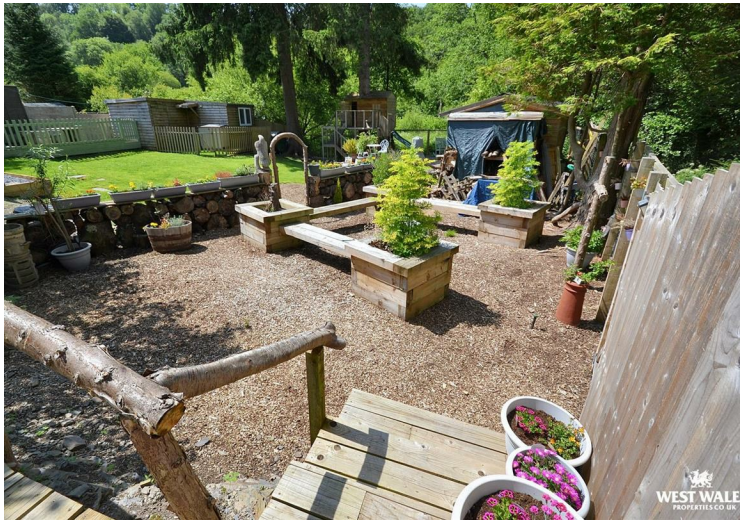
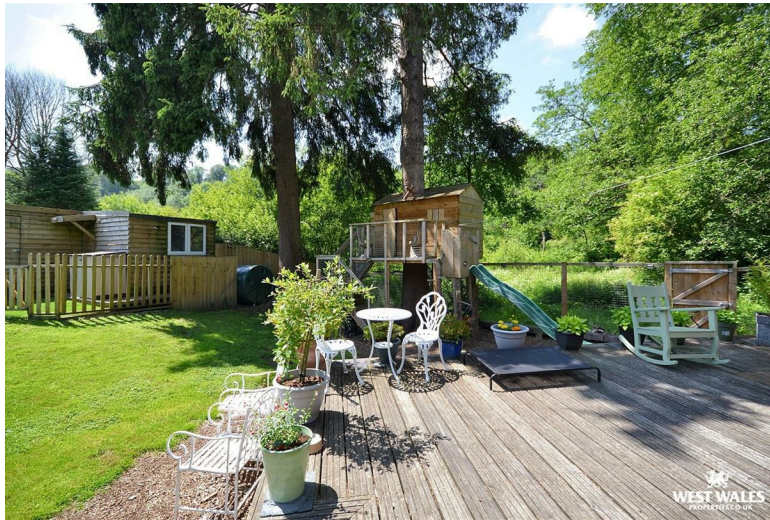
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The Agent that goes the Extra Mile





Situated on the edge of the historic village of Drefach Velindre, this charming historical two-bedroom end-of-terrace wool workers cottage comes with the added benefit of a detached building with mezzanine room (formerly James Evans & Sons 1860 Blacksmiths). The property boasts delightful landscaped gardens complete with a pretty stream boundary, and generous off-road parking for 4/5 vehicles — offering the very best of rural country living. The current owners have thoughtfully renovated both cottages, revealing and retaining a wealth of original character while tastefully incorporating modern comforts. The main cottage features a stylish kitchen and bathroom that blend seamlessly with its period charm.

A stable door opens into the cottage, leading to a spectacular open-plan living room and kitchen area. With its vaulted ceiling and exposed A-frame beams, this is an inviting and characterful space. The kitchen is fitted with modern “Shaker-Style” matching wall and base units with a walk in larder, electric range oven, complemented by oak worktops with a central island and feature lighting above.

The cosy living area boasts a cast iron multi fuel stove and exposed stone wall and hearth, retaining the original wooden window shutters, creating a warm and welcoming atmosphere. From the living room, a door leads to a bright and airy double bedroom with double aspect also retaining the original shutters.

A hallway with quarry tiled floor is utilised as a practical boot / utility room - with space and plumbing for white goods and plentiful built-in storage options. A door leads to the modern bathroom, tiled with a jacuzzi bath and twin head shower with a double glazed roof dome. At the end of the hallway is the recently added garden room, which features insulated walls, floor and ceiling, four self cleaning skylights, and windows on all sides, offering lovely views over the rear garden. This versatile room is currently used as a bedroom but could also be used for socialising or dining.

The further accommodation, known as the 'Cornerstone Smithy', briefly comprises an open-plan living room, kitchen, and built in church pew dining area. Character features include live-edge wooden beams, A-frame ceiling beams, a wood-burning stove, and the original blacksmith’s kiln (circa 1860). The kitchen area is fitted with units and comes with built in washing machine, oven and hob. There is also a 3 piece shower room. A set of paddle stairs leads to the mezzanine floor, which is currently used as a bedroom.

The ‘Cornerstone Smithy’ benefits from its own central heating combi boiler (Although the oil tank is shared with the main cottage) and a dedicated, enclosed, low-maintenance garden, complete with a viewing hatch overlooking the stream boundary where an abundance of bird wildlife can be seen including Woodpeckers, Marsh, blue and Great tits at the feeders over the stream.

The lovely landscaped garden for the main cottage although fenced and secure, enjoys uninterrupted views of the surrounding countryside, and has been thoughtfully designed by the present owners with sustainability and the natural environment at its heart. The garden features a lawned area, various seating areas including a ‘Quiet Garden’ with handcrafted benches and planters partitioned by a natural log wall. There is a decked terrace with bridge over a pond. The Wooden workshops and 25×10ft summer house come with their own electrics. There is also a delightful tree house — perfect for enjoying views over the landscape and spotting local wildlife.



DIRECTIONS

From Newcastle Emlyn take the A484 towards Carmarthen. In Pentrecagal, turn right for Drefach Felindre. Proceed for about 1.6 Miles until St Barnabas Church is on your right, continue straight through Felindre village until you see a right hand turn, take this and then the next right turn Signposted to Drefelin. Continue for 0.5 miles and where the road bears right and just past the old chapel and stone farm buildings you will see the property on your right before the incline. What 3 Words Reference - ////sonic.builder.tuxedos

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.