

Floorplan
Approx 100 sq m / 1077 sq ft

Garage
Approx 24 sq m / 259 sq ft

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.

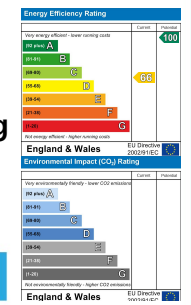


Bach Y Gwyddel Isaf Felindre, Llandysul, SA44 5HX

- Detached Bungalow
- Set within Approx 0.6 Acre Plot
- Conservatory
- Semi Rural Village Location
- Oil Central Heating
- Four Bedrooms
- Wonderful Valley Views
- Detached Garage / Workshop
- Self Sustainable Lifestyle & Idyllic Setting
- EPC Rating: D

Offers In The Region Of £325,000

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

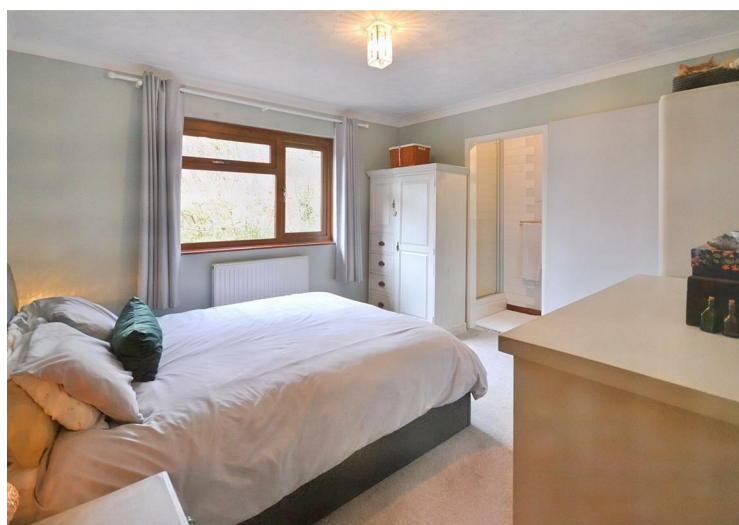


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Carmarthenshire

ref:LW/AMS/02/24/OK/03/24
FACEBOOK & TWITTER
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.

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



A charming and secluded four bedroom property located in an elevated position with wonderful countryside views and overlooking the village below. The property benefits from off road parking, a detached garage, and a surrounding garden. This would make an ideal family home.

The homely accommodation briefly comprises, an entrance hallway, living room with sliding glass doors leading into the conservatory allowing the natural light to spill into the property. There is a kitchen diner with fitted wall and base units along with a separate utility area with a door out to the rear of the property. Along the hallway there is a bathroom and four bedrooms, one being the master with an ensuite shower room., which has underfloor heating.

Externally, the property is approached via a tarmacadam driveway with a border of mature shrubs and flower beds. The driveway offers off road parking for several vehicles as well as access to the detached garage benefiting from power and lighting. The garden is approximately 0.6 of an acre. To the front there is a decking area, the perfect spot to sit and enjoy your morning coffee! There are steps to the right of the property that lead to the top of the garden that is laid mainly to lawn, with mature shrubs and trees. This is where the best of the views can be seen.

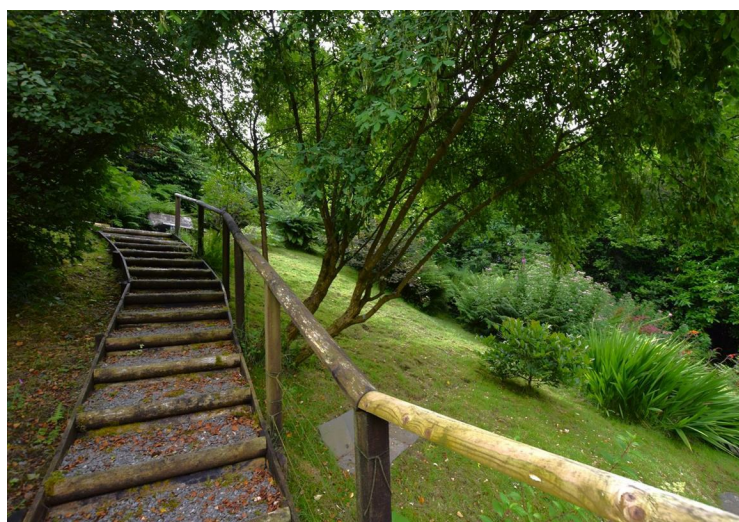
Drefach Felindre is situated 4.2 miles east of the market town of Newcastle Emlyn. Home to the National Wool Museum, Drefach Felindre is a village steeped with Welsh woolen history! The village also benefits from local shops, post office, locksmiths, and furniture warehouse. The town of Newcastle Emlyn benefits, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops and the larger town of Carmarthen is only 15.3 miles away.



- | | | | |
|---------------------|---------------------|----------------|----------------|
| Hallway | Kitchen | Bedroom | Bedroom |
| Living Room | Utility Room | Bedroom | Garage |
| Conservatory | Bathroom | Bedroom | |

DIRECTIONS

From Newcastle Emlyn take the A484 towards Carmarthen. In Pentrecagal, turn right for Drefach Felindre. Proceed for about 2.8 Miles through the villages of Felindre and Drefach Felindre until you reach Cwmpengraig and just after the red phone box you will see the properties driveway on the left-hand side. What 3 Words Reference - ///saucepan.training.happening



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