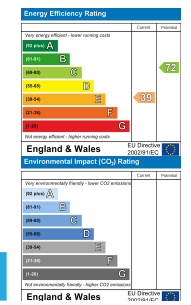


**Garth Felindre, Llandysul, Carmarthenshire, SA44 5UG**

- Detached House
- Garden To Front & Rear
- Off Road Parking
- Full Of Character & Charm
- Oil Central Heating
- Four / Five Bedrooms
- Family Home
- Walking Distance To Local Amenities
- Three/Four Reception Rooms
- EPC Rating: F

**Offers In The Region Of £390,000**

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 11 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 detached house full of character and charm situated in the village of Felindre. This would make an ideal family home benefiting from three/four bedrooms, a garden to the front and rear and off road parking.

The accommodation briefly comprises, an entrance porch that leads into the hallway with patterned tiles and parquet flooring. There is a living room with bay window, and a fireplace with an gas fire, there is a further reception room which could be utilised as a bedroom and there is a ground floor WC. The country style kitchen with quarry tiled flooring, fitted matching wall and base units, and a pantry. From here, an opening leads to the modern dining room benefiting from a feature fireplace with a gas stove sitting on a slate hearth. The conservatory gives access to the rear garden and has a door that leads to a small utility area. The staircase has under-stairs storage and leads to the first floor where there is a landing. A couple of steps lead down to the bathroom area, where there is a WC with a vanity unit and a bathroom with separate bath and shower. There are three double bedrooms, two of which have built in storage cupboards.

Externally the property is approached via a paved driveway with parking for 3/4 vehicles and a lawned area to the front. Gates lead to the rear garden where there is a patio area offering ample space for outside dining, and a lawned area with mature trees and shrubs. Viewing is highly recommended to appreciate what this property has to offer!

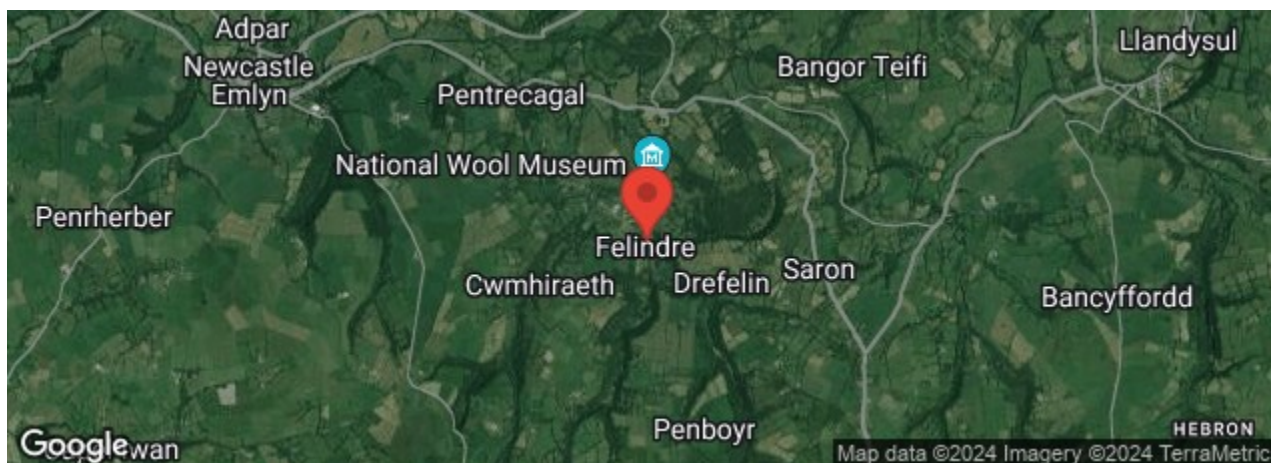
Drefach Felindre is situated 4.2 miles east of the market town of Newcastle Emlyn. Home to the National Wool Museum, Drefach Felindre is a village steeped with Welsh woolen history! The village also benefits from local shops, post office, locksmiths, and furniture warehouse. The town of Newcastle Emlyn 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.



- |                                    |                     |                      |                 |
|------------------------------------|---------------------|----------------------|-----------------|
| <b>Entrance Hallway</b>            | <b>WC</b>           | <b>Utility Room</b>  | <b>WC</b>       |
| <b>Living Room</b>                 | <b>Kitchen</b>      | <b>Bedroom One</b>   | <b>Bathroom</b> |
| <b>Reception Room/Bedroom Four</b> | <b>Dining Room</b>  | <b>Bedroom Two</b>   |                 |
|                                    | <b>Conservatory</b> | <b>Bedroom Three</b> |                 |

**DIRECTIONS**

From Newcastle Emlyn take the A484 towards Carmarthen. In Pentrecagal, turn right for Drefach Felindre. Proceed for about 1.6 Miles into the village and when you see the Church on your right, take the immediate left turn and drive past the village shop and you will see the house on the left-hand side denoted by our For Sale Sign. What 3 Words Reference - //evaded.levels.correctly



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