



Blaen Pant, Carmarthen, SA33 6AX

Offers in the region of £450,000



Blaen Pant, Drefach Felindre, SA33 6AX

- Detached house
- Spacious gardens
- Summer house, garden room and workshop
- Multi Fuel stove in lounge
- Recently extended
- 4/5 bedrooms
- Set in approx. a third of an acre
- Rural location
- Character features
- EPC rating ; E

About The Property

Close to the charming village of Drefach Felindre, this stunning 4-bedroom detached house a beautiful blend of modern and traditional style making it an ideal family home. Set within approx a third of an acre, this property boasts beautifully landscaped gardens complete with a summer house, workshop, and garden room - perfect for enjoying the outdoors in style. Sitting close to the historic village of Drefach Felindre and hamlet of Cwmdud, whose past is entwined with the Welsh wool industry, Drefach Felindre benefits from a convenience store and a health food store, 2 pubs, takeaways and cafes, Red Dragon village hall, barber, National Woolen Mill museum, regular bus service to Cardigan and Carmarthen. The market town of Newcastle Emlyn is only 7 miles away and Carmarthen is just over 11 miles away with larger amenities. The beautiful West Wales coastline around Cardigan Bay is only a half-hour drive away.

As you step into the hallway, you are greeted with a sense of warmth and elegance. The layout of the house is thoughtfully designed, with a dining room, kitchen/diner, and lounge all accessed from the entrance hall. The master bedroom, accessed via the first set of stairs in the entrance hall, is a sanctuary in itself, with its own en-suite shower-room, a lovely Juliet balcony overlooking the picturesque gardens, and Velux windows bathing the room in natural light, this is a space where you can truly unwind.

The dining room, currently used as a craft room, features French doors that lead out to the patio, offering a seamless transition between indoor and outdoor living. The kitchen/dining room is a chef's dream, with a well-thought-out design that combines openness and practicality. French doors in the dining area open to the patio, while a rear porch provides easy practical access to the patio and gardens.

Offers in the region of £450,000



Continued;

The kitchen is equipped with a range of units, a ceramic sink with drainer, and a convenient walk-in pantry - making meal preparation a breeze. The rear hallway leads to a downstairs w/c, an under stairs cupboard, and a utility room with space for a washing machine and tumble dryer. Additionally, there is a versatile room that could serve as an office or an extra bedroom, catering to the needs of the homeowners.

The entrance hallway also leads you to a spacious lounge adorned with bay windows, curved lime-rendered walls, and a stunning stone fireplace with a slate hearth and multi-fuel burner -

perfect for cosy evenings.

Upstairs via the second set of stairs, the character of the home continues with exposed stone walls and beams adding a touch of rustic charm. The front-facing bedrooms 2 and 3 are both generously sized doubles, with bedroom 3 featuring a striking exposed stone wall. Bedroom 4 offers a comfortable single space, ideal for a child or home office. The family bathroom is a luxurious retreat, complete with a freestanding bath, shower, w/c, bidet, and wash hand basin.

Outside, the property is a haven with enclosed off-road parking, a spacious

lawn, and mature trees and shrubs creating a picturesque setting. Multiple patio areas, both gravelled and paved, provide the perfect spots for outdoor dining or simply enjoying the fresh air. Access around the back of the property is convenient, and gated access to the front garden ensures privacy and security.

One of the highlights of this property is the array of additional spaces it offers. Imagine having your own workshop to unleash your creativity, a tranquil garden room to relax in, and a sunroom with a delightful decked veranda where you can bask in the sunshine. For those with a green thumb, a greenhouse awaits to nurture your plants.

The property features ample parking space for up to 6 vehicles, including space for a caravan or boat should the owners require it, ensuring convenience for you and your guests.

If you are looking for a home that offers not just living space but a lifestyle, this property is a must-see. Don't miss the opportunity to make this charming house your new home sweet home.

Hallway
15'10" x 7'4"

Dining Room
14'0" x 10'0"

Kitchen/Dining Room
13'7" x 21'0" (max)

Porch
5'6" x 4'5"

Pantry
4'11" x 3'11"

Rear Hallway
11'6" x 2'8"

WC
4'9" x 4'4"

Utility Room
6'6" x 5'1"

Office / Bedroom 5
10'11" x 8'2"

Under Stair Cupboard
4'5" x 5'0"

Lounge
24'4" x 16'8" (max)

Landing
10'1" x 3'6" (max)

Bedroom 4
10'5" x 7'8"

Bathroom
13'6" x 7'8"

Bedroom 3
13'11" x 10'6"

Bedroom 2
13'11" x 13'6" (max)

Landing
7'3" x 3'3"

Bedroom 1
17'6" x 12'11"

En-suite Shower Room
7'8" x 6'0"

Summer House
14'6" x 12'2"

Garden Room
20'5" x 12'1"





Garden Workshop
15'5" x 9'10"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build, stone, block & brick all cladded in wood (Douglas Fir)

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard ***add

in speeds eg - up to 80 Mbps Download, up to 20 Mbps upload *** with an aerial to boost the 4G signal.- PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal

Available limited, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that the septic tank is located on the neighbours land, there are easements in place regarding this, The neighbours water meter and pipe is located on the driveway, they have rights of access when required with the owners permission.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please read the important essential information, this property has a neighbour located to the rear.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

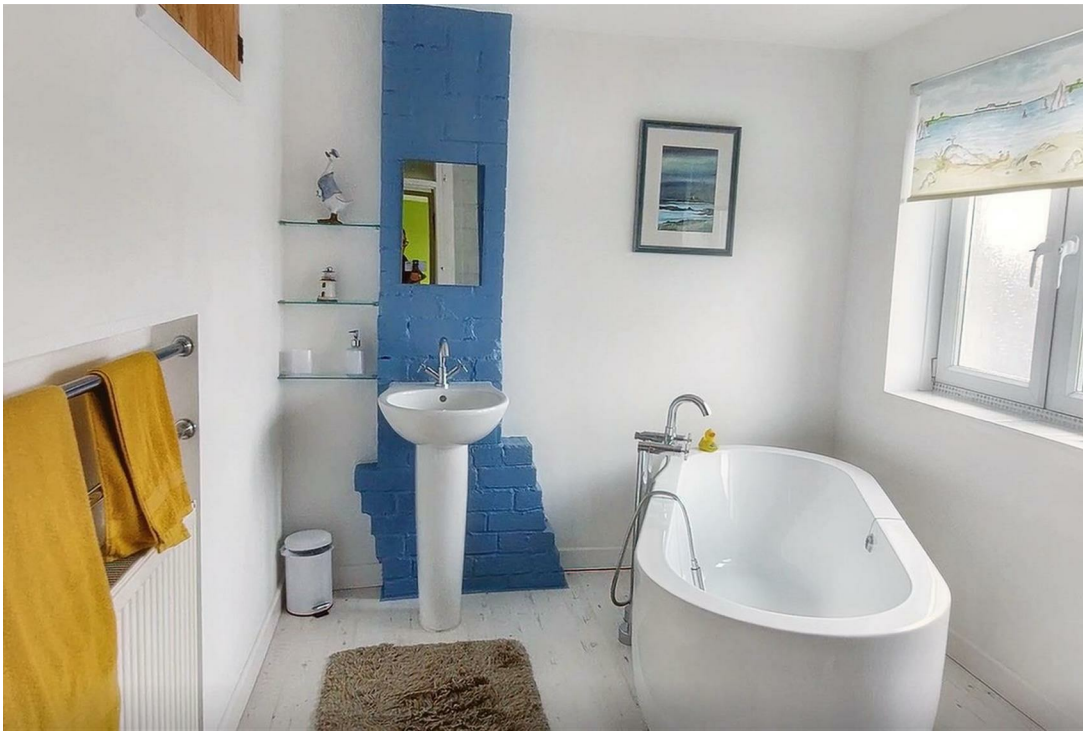
MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/06/24/OK/TR















DIRECTIONS:

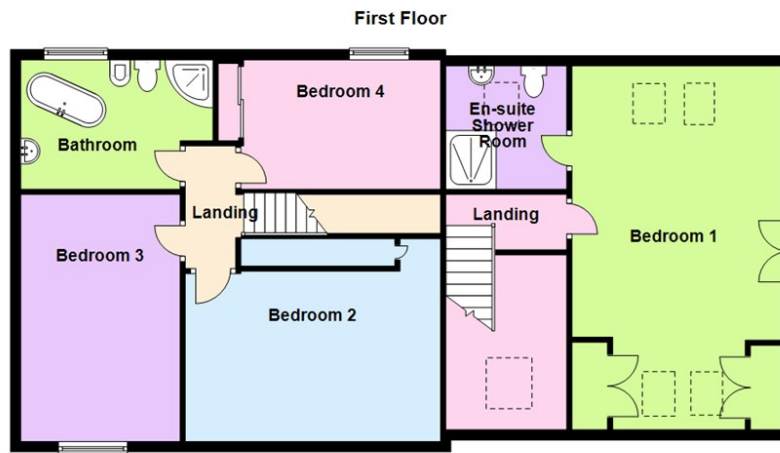
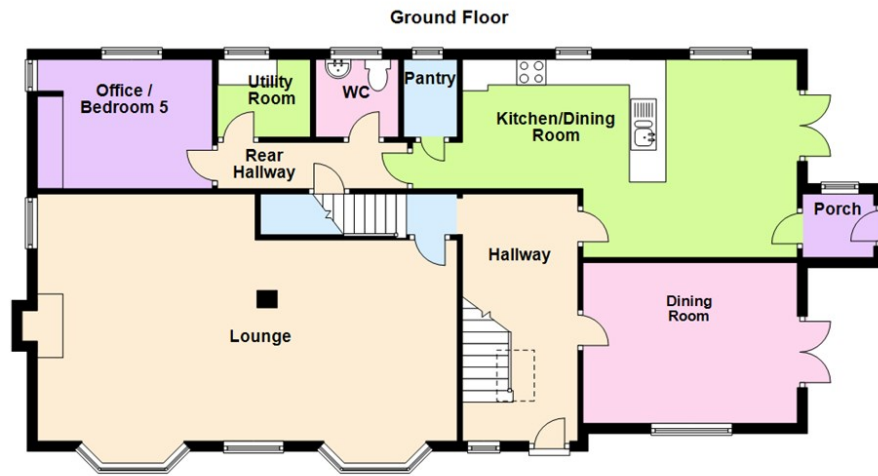
From Cardigan travel along the A484 through Newcastle Emlyn, and continue along to the village of Pentrecagal, in the middle of the village turn right towards Drefach Felindre, continue on this road through Drefach Felindre, and Cwmpengraig, and on to the staggered crossroad, at the crossroad go straight across, and the property is located about 100 yards along, on your right.

What3words : ///backyards.wings.tumblers

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



EST 2021