



**Ceridian, Drefach Felindre, Llandysul, SA44 5UY**

**Offers in the region of £400,000**







# Ceridian, Drefach Felindre, SA44 5UY

- Adaptable 3/4-bedroom layout with potential for an annexe
- Kitchen with dining space and range of fitted units
- Two first-floor bedrooms, plus a third flexible reception/bedroom
- Integral double garage with internal access and workspace
- Two driveways providing separate access points
- Spacious lounge with dual-aspect windows and countryside views
- Separate utility room with storage and appliance space
- Ground floor bedroom with ensuite and patio access
- Multiple patio areas and tiered gardens with balustrades and mature woodland all set within 0.73 acres
- EPC rating : C

## About The Property

This spacious modern 3/4-bedroom property on the edge of a village offers flexible accommodation across two floors, with the potential for an annexe or income-generating space. A spacious lounge, multiple patio areas, and a double garage make this a practical and comfortable home.

This individually designed home makes the most of its elevated position, offering countryside views and adaptable living spaces. The main entrance is on the first floor, leading directly into the kitchen. Fitted with a range of wall and base units, a double sink, and a gas oven with a hob, this is a functional space with room for a dining table at its heart. A door leads to the lounge, while an inner hallway connects to other areas of the home.

The lounge is a bright and well-proportioned room with dual-aspect windows that take in the surroundings. An Efel oil-burning stove (currently disconnected) provides a character feature. A further door leads to an additional reception room, which could serve as either a fourth bedroom or a second sitting room, offering views down the valley. Off the inner hallway, there are two further bedrooms. The main bedroom is spacious, while the second bedroom is smaller but still well-sized. The family bathroom is fitted with a bath and shower over, WC, and sink. Double patio doors with stained-glass detailing open from the hallway onto a side patio area. A separate utility room provides space and plumbing for a washing machine, along with additional base units for storage.

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Continued :

A staircase leads down to the ground floor, where another adaptable living space is found and has a Stannah stair lift attached. This room could serve as a third bedroom, an additional lounge, or even a self-contained annexe with some modifications. Double patio doors, also featuring stained-glass detailing, open to the outside. An ensuite shower room with WC and sink completes this flexible space. Off the hallway, a door leads to the integral double garage, which features an

up-and-over door, a base unit with a sink and drainer, and a side door opening to an additional garden and driveway area.

Externally :

The property is accessed via two separate driveways—one leading to the main entrance and the other to the garage and lower level. The gardens are varied, with lawned sections featuring cast-iron balustrades, a paved patio area adjoining the ground-floor bedroom, and an enclosed patio

area at the rear with stone wall borders and mature shrubs. A gated side entrance provides access to another patio area with further balustrades, ideal for taking in the views. A further gated driveway leads to a higher garden level, which is mostly grass with mature woodland and a storage container for additional storage space, .

This home provides a versatile layout, with practical outdoor spaces and the potential to adapt areas to suit different needs all set within 0.73 of an acre. Whether looking for multi-generational living, additional rental income, or simply a home with countryside views, this property has plenty to offer.

Kitchen  
11'11" x 11'6"

Landing/Hallway  
43'3" x 9'10"

Lounge  
17'7" x 17'2"

Bedroom 4 / Reception room  
16'10" x 14'7"

Utility Room  
8'7" x 8'2"

Bathroom  
8'1" x 7'9"

Bedroom 1  
17'8" x 12'7"  
Two windows to side.

Bedroom 2  
14'1" x 6'7"

Ground Floor Hallway

Bedroom 3  
23'11" x 16'10"

En-suite  
8'10" x 5'8"

Double Garage  
17'8" x 17'2"

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

COUNCIL TAX BAND: F - Carmarthenshire  
County Council

TENURE: FREEHOLD /

PARKING: Off-Road Parking & Garage  
Parking

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water  
and central heating, Oil burner in lounge







disconnected

BROADBAND: Not Connected - PLEASE

CHECK COVERAGE FOR THIS PROPERTY

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

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , 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 there are none that they are aware of.

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. Sloping driveway up-to the front door, elevated garden to the rear as well.

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/02/25/OK/TR

























#### **DIRECTIONS:**

From Newcastle Emlyn drive along the A484 heading to Carmarthen. At the village of Pentrecagal turn right (almost straight on) heading for Drefach Felindre. In the village of Drefach Felindre turn left (going back on yourself) and drive past the village shop (left), chip shop (right) and carry on until a small left bend in the road. Turn right here going up a hill for a few hundred yards until you reach a cemetery on your left, turn right opposite this, carry on and the property is on the left, denoted by our for sale board

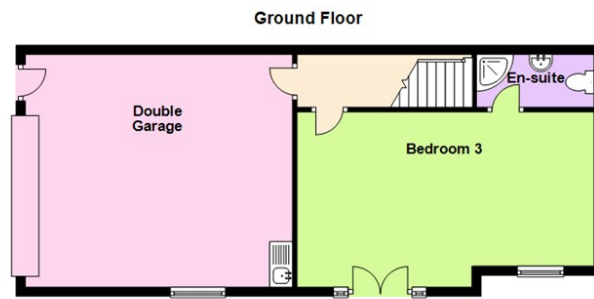
**INFORMATION ABOUT THE AREA:** Sitting above the historic village of Drefach Felindre whose past is entwined with the Welsh wool industry, and benefits from a convenience store and a health food store, pubs, takeaways and cafes, Red Dragon village hall, barber, National Woolen Mill museum, regular bus service to Cardigan and Carmarthen. The market town of Newcastle Emlyn is only 4 miles away and Llandysul is just over 5 miles away with larger amenities. The beautiful West Wales coastline around Cardigan Bay is only a half-hour drive away.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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

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