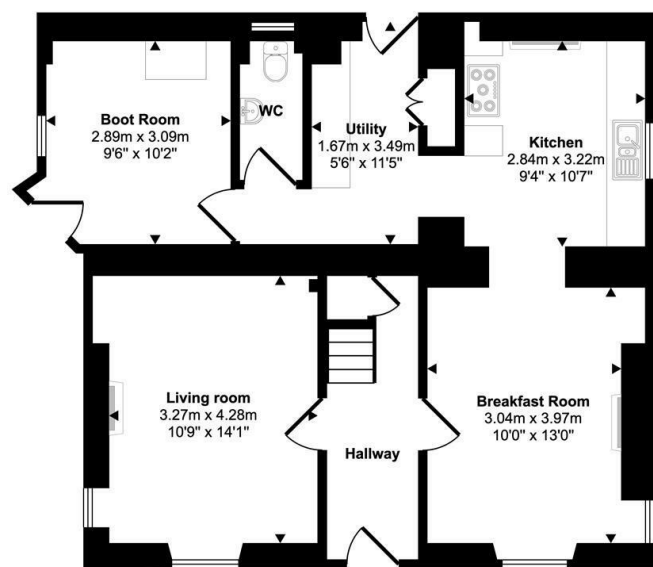
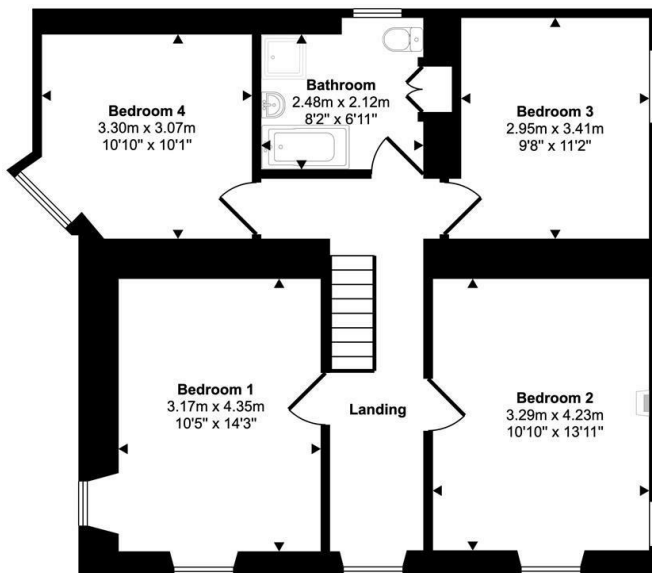


Approx Gross Internal Area
150 sq m / 1618 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft



First Floor
Approx 76 sq m / 820 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.

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/02/26/OK_LW

FACEBOOK & TWITTER
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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



Greenfield Dre-Fach Felindre, Llandysul, Carmarthenshire, SA44 5UH

- Grade II Listed Property
- Beautifully Presented
- Two Reception Rooms
- Central Village Location
- Oil Central Heating
- Historical Significance & Architectural Heritage
- Four Double Bedrooms
- Full of Character & Charm
- Magical Enclosed Walled Garden
- EPC Rating: Exempt

Price £325,000



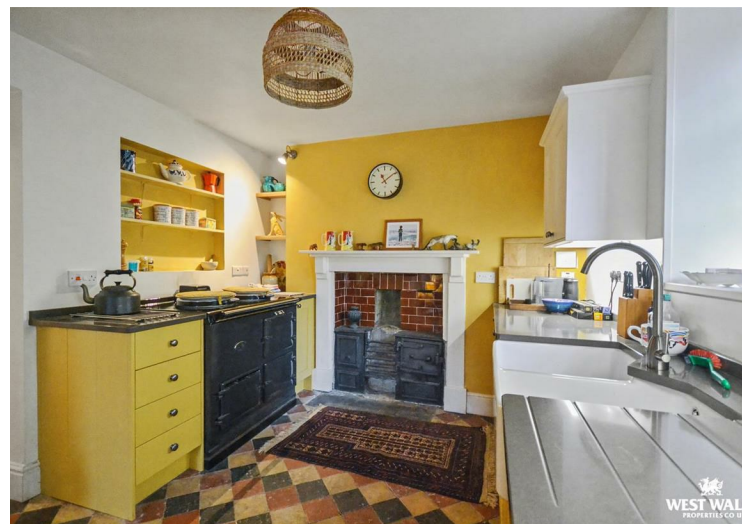
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The Agent that goes the Extra Mile

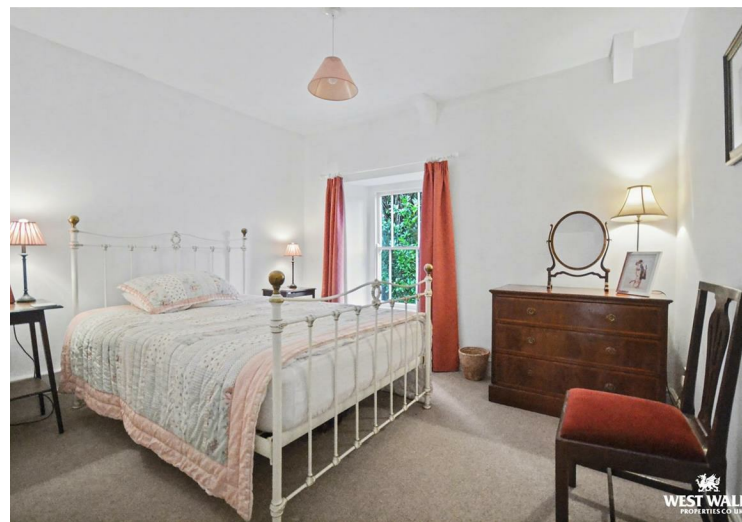




For sale for the first time in 20 years with no onward chain, this exceptional Grade II Listed property dates back to 1880 and was originally occupied by the Manager of the then-thriving Maeros Woollen Mill and is described by Cadw as "one of the finest surviving examples of housing associated with the growing and prosperous middle class during the woollen trade boom years." Beautifully preserved and sympathetically maintained, this four-bedroom home is rich in original character. Constructed from locally quarried, hand-cut stone, it retains painted six-pane timber sash windows with cut-stone voussoirs and slate sills, beneath a pitched slate roof with stone end stacks. With two elegant reception rooms and a magical enclosed walled garden, this is a rare opportunity to acquire a home of genuine heritage and enduring, timeless appeal.

The accommodation begins with a welcoming entrance hallway, where attractive original quarry tiled flooring immediately sets the tone for the character that flows throughout the home. To the left, the charming living room features a fireplace with open fire, creating a cosy focal point, while dual aspect sash windows allow natural light in and enhance its welcoming atmosphere. To the right, the equally impressive breakfast room continues the quarry tiled flooring and offers its own feature fireplace, along with dual aspect windows, ideal for both family meals and entertaining.

An opening leads to the country-style kitchen of solid wood construction. It has hand crafted bespoke cabinets with a double ceramic sink and an electric eco Aga. The original range still features in the fireplace. The kitchen and adjoining breakfast room create a warm and traditional heart to the home. Beyond, the utility room provides additional fitted storage and convenient access to the rear garden. The ground floor also benefits from a WC and a useful boot room with a door allowing access from the side of the property.



A staircase rises from the hallway to the first-floor landing, a bright and airy space, providing access to four well-proportioned double bedrooms. Two bedrooms are positioned to the front, with two towards the rear each with windows to the side. The family bathroom overlooks the rear garden and is fitted with both a separate bath and shower, and benefits from a built in storage cupboard.

Externally, the house is elevated above the road, with a short flight of steps rising to the front door. The front garden is planted with mature shrubs and enclosed by wrought-iron railings, creating an impressive first impression. To the rear lies a truly enchanting walled garden, reminiscent of a secret garden. A patio seating area provides the perfect space for outdoor dining and relaxation, with slate steps leading up to a lawn framed by established plants and shrubs. A pergola tucked into the corner adds further charm and a wonderful focal point, whilst a useful attached outbuilding provides excellent storage and houses the oil-fired combi boiler (Installed October 2025).

Rich in original features, character, and warmth, this beautiful Grade II listed home offers a rare blend of historic significance, charm, and comfortable family living in a picturesque village setting.

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 woollen history! The village also benefits from a primary school, local shops, Village Hall, a post office and a regular bus service to Cardigan and Carmarthen. The town of Newcastle Emlyn benefits, supermarkets, a bank, restaurants and coffee shops, 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. The beautiful West Wales coastline around Cardigan Bay is only a half-hour drive away.



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 continue along this road for a short distance and the property will be located on your right hand side. What three words - [///handy.snowboard.cabinet](http://handy.snowboard.cabinet)

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