

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 'E' Carmarthenshire

ref: LW/AMS/01/25\_DRAFT

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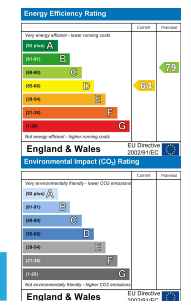
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

## Derwenlas Felindre, Llandysul, Carmarthenshire, SA44 5UY

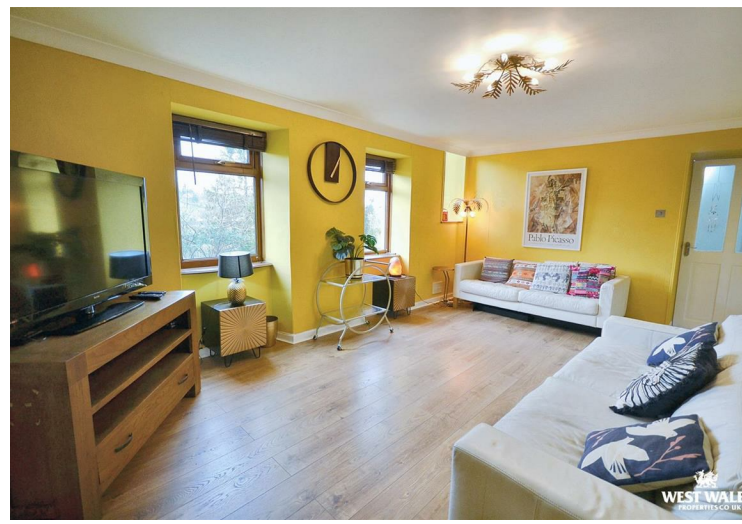
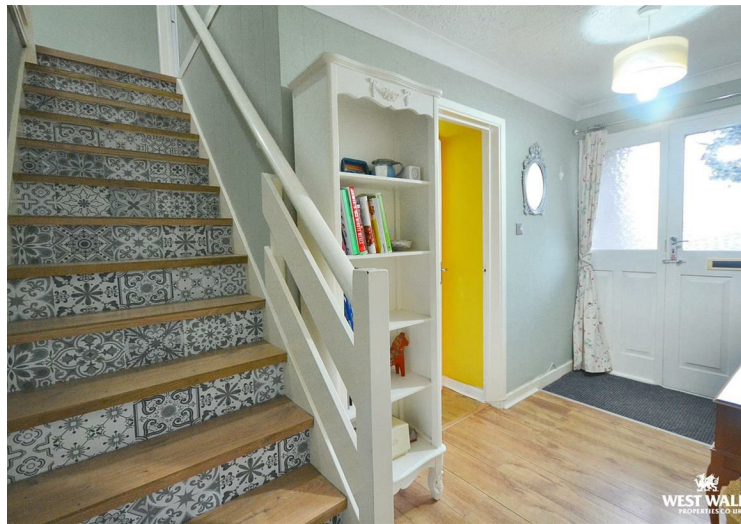
- Three Bed End of Terrace Cottage
- Garden to Side, Terraced Garden to Rear
- Elevated Position & Views
- Lapsed Planning for Sep. Dwelling
- Solar Panels & Oil Central Heating
- Open Plan Kitchen/Diner
- Character Features Throughout
- Off-Road Parking for 6 Vehicles
- 15 Miles to Carmarthen or Cardigan
- Energy Rating: D



Offers In The Region Of £298,000

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

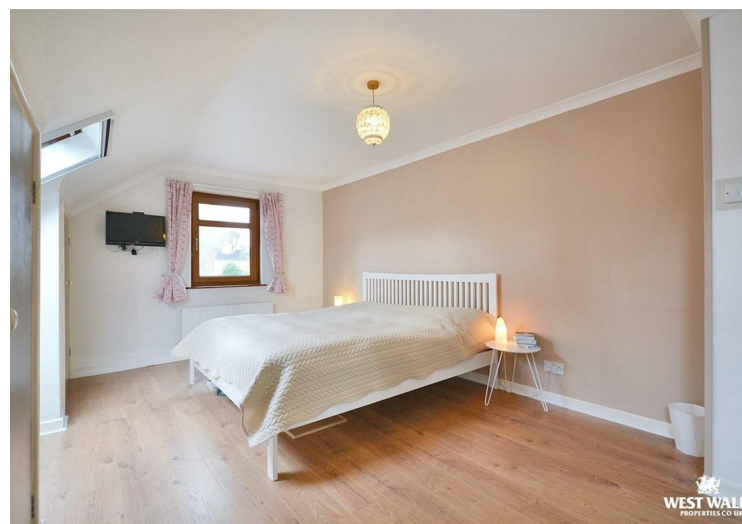
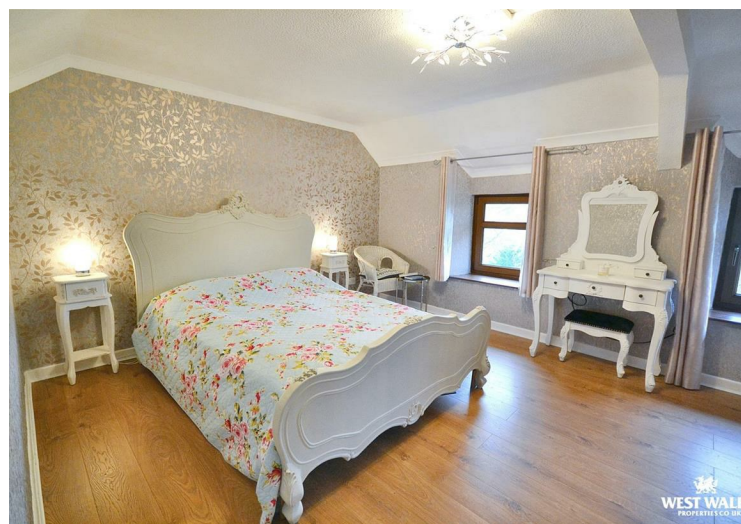




Situated on a no-through road and sited above the historic village of Drefach Felindre, this charming end of terraced cottage faces South-West with far reaching and elevated views. Benefitting from a garden to the side and terraced to the rear, a detached garage / workshop with planning permission granted for a dwelling (Lapsed in 2015), and ample off-road parking, this property would be suited for a growing family or multigenerational use, especially with the village having many local amenities including a regular bus service to nearby towns of Cardigan and Carmarthen and the stunning Cardigan Bay Coastline a short drive away.

Entering the property via the canopied front veranda and through the front door into the hallway, there are stairs to the first floor and doors leading to the lounge and kitchen. The lounge features a wood-burning stove sitting on a slate hearth and windows to the front. The kitchen/diner is found in the modern extension, this is a light and airy space with a modern fitted kitchen, benefitting from matching wall and base units, under cabinet lighting, tiled splash backs, various built in appliances including dishwasher a fridge and double oven and grill, a gas hob and a bowl sink with a views over the valley below.

The dining area has a feature fireplace surround with a tiled hearth and space to install a woodburning stove. There is a seating area with plenty of space for a dining table, glazed doors lead out to the side porch (which gives access to the side and rear garden), and there is a door to the utility room, a practical space, with storage cupboards and a worktop with plumbing available for a washing machine and space for a freestanding freezer. A sliding door leads to the downstairs W/C and a stable door leads to the rear of the house.



On the first floor is a landing suitable to use as a seating or study area, there is storage and handy built-in airing cupboards and doors leading to the three double bedrooms and family bathroom. The bedrooms are all doubles with the master benefitting from built-in storage in the eaves and views across the village. The bathroom has a freestanding bath, a shower cubicle, a wash hand basin and a toilet, tiled walls, and two skylight windows.

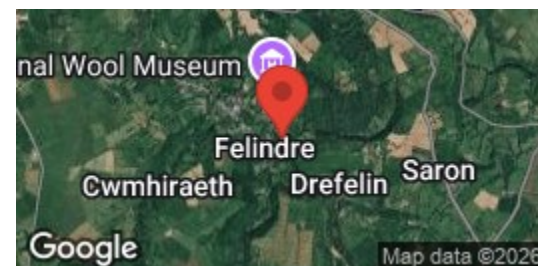
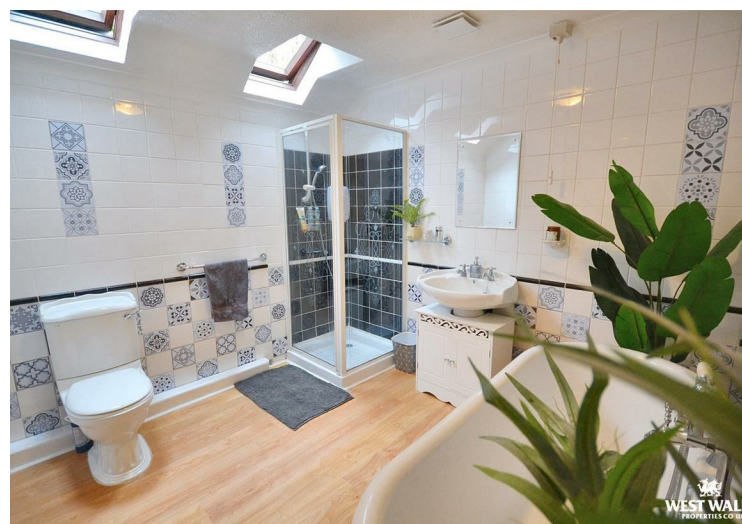
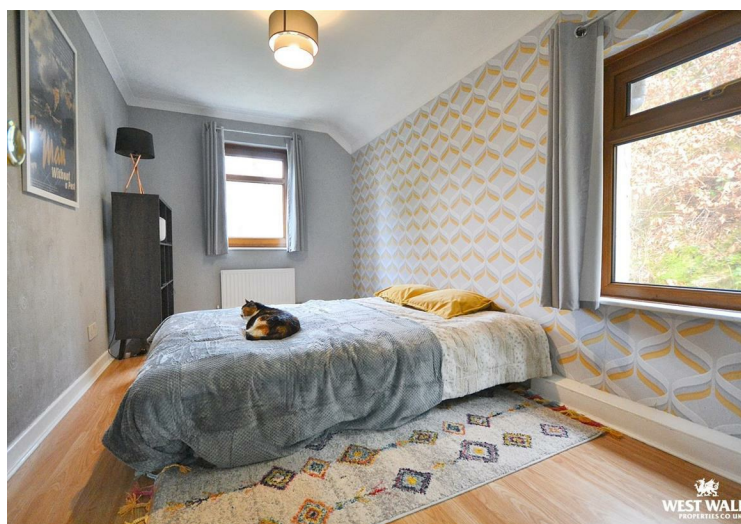
Externally there is a driveway to the front of the detached garage/workshop. This adaptable building is suitable for a multitude of potential uses, having had planning granted for a dwelling (Lapsed 2015 - Reference: W/22684) it could be converted into a self-contained annexe (STPC) or alternatively as it has an inspection pit, two store rooms to the rear and a mezzanine area, electricity, light, sockets and water, this could be utilised for a mechanic/home maintenance enthusiast or secure storage of vehicles.

Steps to the side of the garage lead up to an elevated garden area with spectacular far-reaching views over the village and landscape beyond, with patio terraced areas, a garden shed with power points, lawn areas and various seating spaces this is a wonderful place to sit and relax throughout the year!

Double gates lead from the driveway to a further parking area for another 2/3 cars. This area is fenced with another gate and pretty wooden archway leading into the main garden. The side garden is a level space with gravel pathways leading to the side porch entrance to the house, it features a variety of pretty flower borders and small shrubs, low maintenance astro-turf and a very useful block-built garden shed currently used as sauna and workshop (purchase of sauna negotiable) with quarry-tiled flooring and doors on each end, with power, light and connected water this space has the potential to be a lovely garden room or home office with minimal alteration. There is a wood store and the path leading to the rear of the house and utility room.

Viewing highly recommended to fully appreciate what it has to offer !

Drefach Felindre is situated 4.2 miles east of the market town of Newcastle Emlyn. Home to the National Wool Museum, this is a village steeped with Welsh Woollen history! The village also benefits from a primary school, local convenience store, post office, barber, a furniture warehouse and Village Hall. Regular bus services to larger towns Cardigan or Carmarthen and the market 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.



### 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 [///marriage.longingly.speeds](http://marriage.longingly.speeds)

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