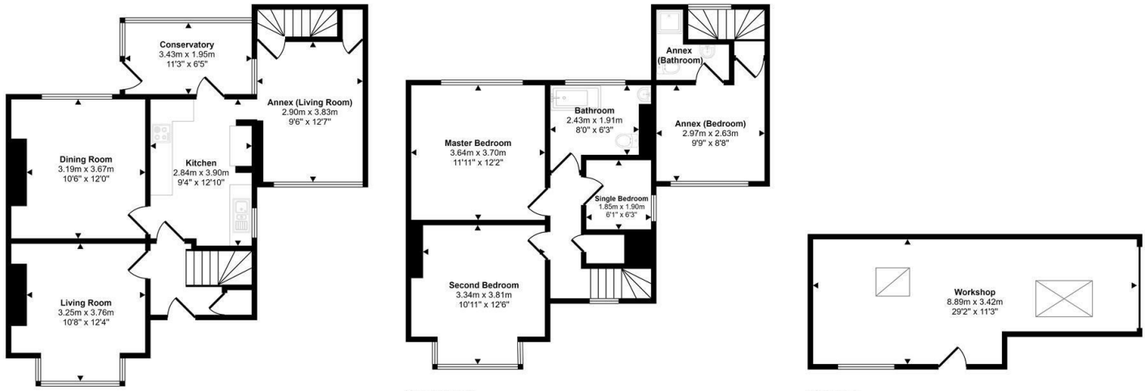
Approx Gross Internal Area
151 sq m / 1624 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

Second Floor
Approx 58 sq m / 629 sq ft

Workshop
Approx 27 sq m / 292 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 'E' Carmarthenshire

Ref: LW/AMS/10/24/OK

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.
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
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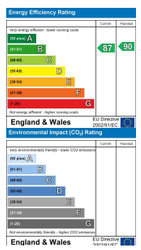






Pine Croft, Carmarthen Road, Newcastle Emlyn, Carmarthenshire, SA38 9DA

- Detached House & Attached Annexe
- Four Bedrooms
- Rear Garden & Growing Area
- Investment Opportunity
- Air Source Heating + Solar Panels & EV Charging Point
- Period Features Throughout
- Outbuilding / Lapsed Planning Ideal for Conversion
- Edge of Town Location
- Ample Off-Road Parking
- EPC Rating: B



Asking Price £375,000

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The Agent that goes the Extra Mile













** Four Bedrooms ** ** Detached House ** ** Attached Annexe** ** Multigenerational Living ** ** 2 Reception Rooms** ** Air Source Heating, Solar Panels **

An exciting opportunity to purchase a detached property full of character and charm on the edge of Newcastle Emlyn a historic market town with both primary and secondary schools, plenty of shops and amenities. There are four bedrooms including the one bed attached annexe, an outbuilding with lapsed planning suitable for conversion (STPC). This property would be ideal for a family with multi-generational living or an expanding family looking for the option to create a secondary income. Additionally benefitting from a renewable heating system including solar panels and air source heating which was installed in September 2024.

This homely accommodation briefly comprises: on the ground floor, an entrance hallway, a door to the left leads to a cosy living area benefitting from a bay window and a feature stone fireplace with wood burner. The kitchen is centrally located at the heart of the house with a dining room next to it, and access to the garden room at the rear which is a lovely spot to enjoy views of the garden.

Leading from the kitchen is the annexe which has its own living area downstairs, a double bedroom upstairs and en-suite shower room. On the first floor there is a family sized modern bathroom with a window overlooking the garden, two double bedrooms, the front bedroom having been tastefully updated in May 2026 and a further single bedroom, perfect for children.









Externally, there is ample tarmacked off-road parking to the front and side of the property. A mature willow tree graces the front entrance and the garden and outbuildings are accessed from the side. The detached outbuilding to the rear has lapsed planning consent to convert into a house.

The workshop is attached to the main house and can be accessed from the front or the rear of the property and is fitted with electrics and lighting and is used as a gym, additionally there is an electric vehicle charging point. There are three lawned areas and has steps leading up to the main lawn which adjoins a field and beautiful wooded area, a peaceful spot to enjoy the outdoors. There is an established growing area with raised beds and a chicken coop and run great for those looking for a more self sufficient lifestyle. This is an ideal home for individuals who want easy access to a local community and amenities but the feel and space of a rural property!

Newcastle Emlyn is a quaint market town dating back to the 13th Century. Straddling the two counties of Ceredigion and Carmarthenshire, Newcastle Emlyn town lies in Carmarthenshire and Adpar on the outskirts lies in Ceredigion divided by the River Teifi. The town offers a range of amenities including a Castle, supermarkets, restaurants and coffee shops, a primary and secondary school, and many independent shops. Situated 10.6 miles south east of Cardigan and 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks.



DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, bear left just after crossing the bridge, sign-posted for A484 to Newcastle Emlyn. Continue along this road for approximately 3 miles and when you reach the town continue past the town on the A484 towards Carmarthen, past CK's Supermarket on your right and you will find the property on your right denoted by our For Sale Sign. What 3 Words Reference - passively.fortunes.engages

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