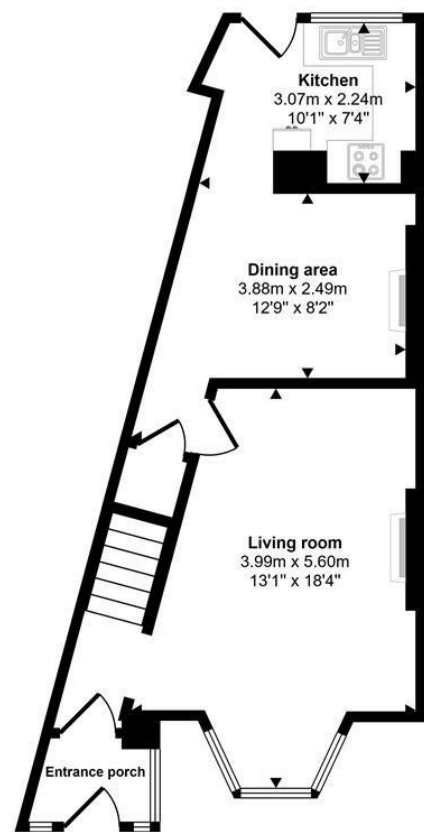
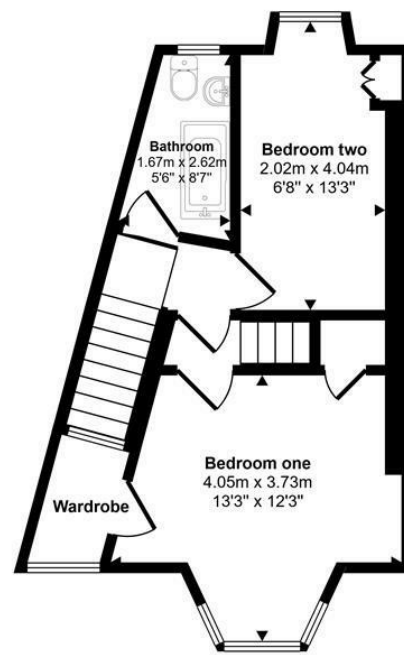


Approx Gross Internal Area  
98 sq m / 1057 sq ft

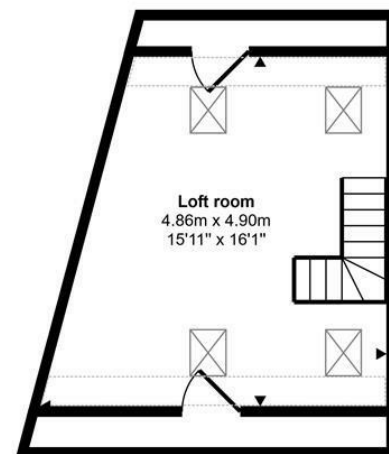


Ground Floor  
Approx 40 sq m / 432 sq ft

Denotes head height below 1.5m



First Floor  
Approx 33 sq m / 354 sq ft



Second Floor  
Approx 25 sq m / 272 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 'C' Carmarthenshire County Council

ref: LW/AMS/06/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

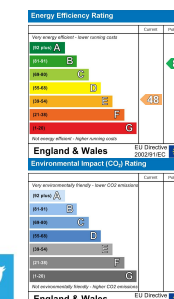
41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



## Cartref Drefach Felindre, Llandysul, Carmarthenshire, SA44 5XG

- Mid Terraced Property
- Character & Charm
- Loft Room
- Walking Distance of Amenities
- Oil Central Heating
- Well Presented
- Two Bedrooms
- Approx 3.9 Miles To Newcastle Emlyn
- Courtyard Garden
- EPC Rating: E



Offers In The Region Of £175,000

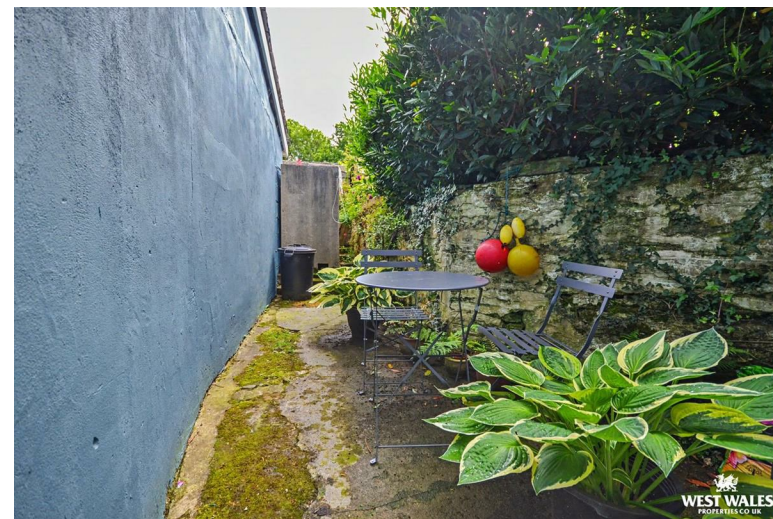
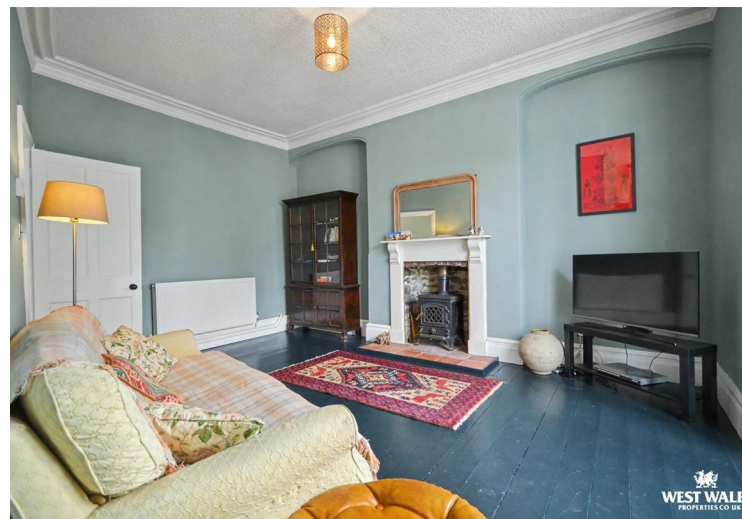
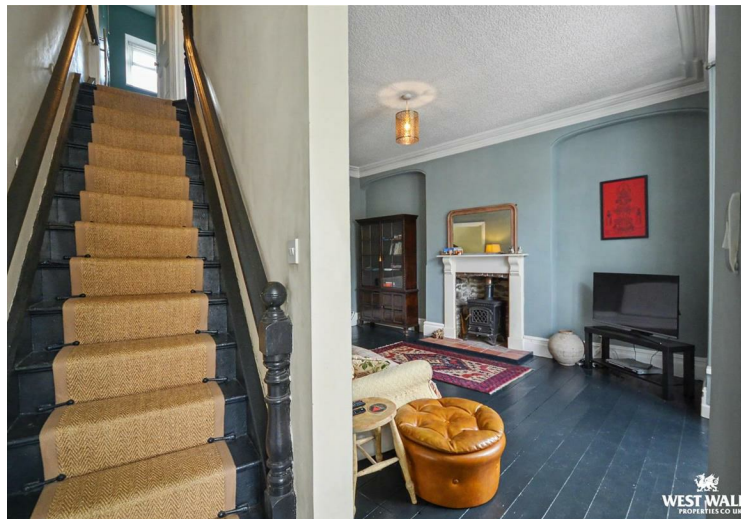
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**The Agent that goes the Extra Mile**





A mid-terrace property situated in the village of Drefach Velindre, within easy reach of local amenities. The property has been renovated by the current owner retaining its character and charm. The accommodation offers two bedrooms, a loft room, and two reception rooms, making it suitable for first-time buyers, or a family.

The accommodation is entered via a porch with space for shoes and coats. A glazed door leads into the living room, which features high ceilings, decorative coving, a fireplace with log-burning stove, arched alcoves, and a bay window to the front elevation. A doorway leads through to the kitchen/dining room. The dining area includes a fireplace, while the kitchen is fitted with a range of wall and base units and overlooks the rear courtyard. The room benefits from tiled flooring throughout and two Velux windows.

On the first floor are two bedrooms and the family bathroom. The main bedroom is located at the front of the property and benefits from a bay window and walk-in wardrobe. The bathroom comprises a bath with shower over, WC, and wash hand basin. A further staircase leads to the loft room, which features exposed beams and Velux windows.

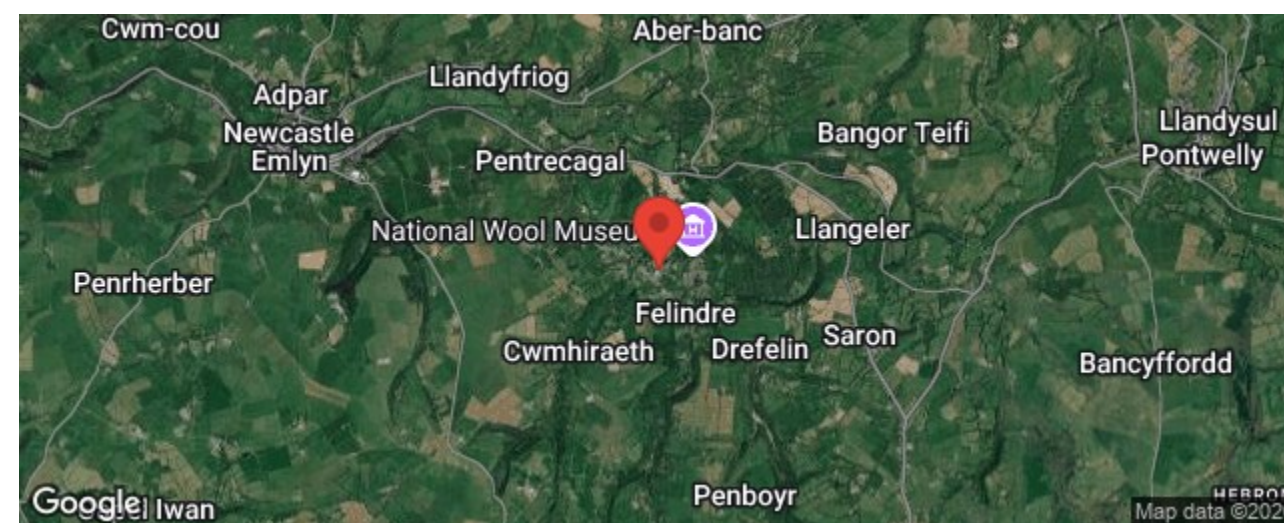
Externally, there is a small enclosed frontage to the front of the property. To the rear is an enclosed courtyard garden, accessed from the kitchen, with space for outdoor seating and potted plants.

Drefach Felindre is situated 4.2 miles east of the market town of Newcastle Emlyn. Home to the National Wool Museum, the 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.



## 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. Continue passed the church on your right, go over the bridge. Continue for a short distance and the property will be found on your left hand side. What three words - ///disbelief.stray.listed



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

