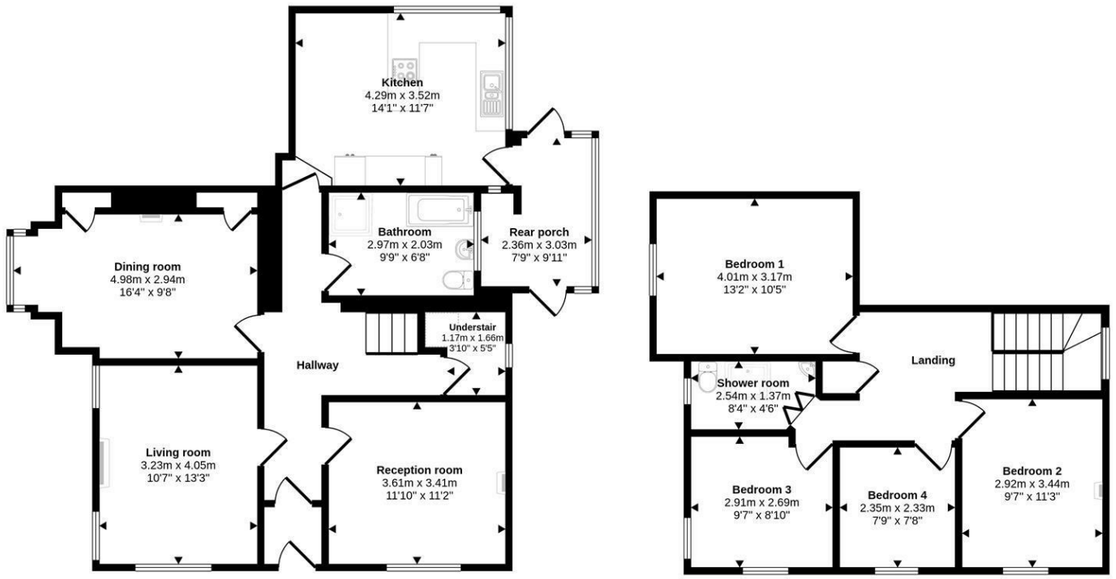
Approx Gross Internal Area
143 sq m / 1536 sq ft



Ground Floor
Approx 89 sq m / 954 sq ft

First Floor
Approx 54 sq m / 582 sq ft

Denotes head height below 1.5m

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/11/26/OKAMS/11/26

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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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,

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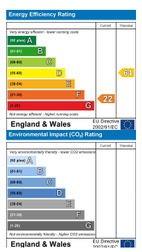






Coedmore Hall Velindre, Llandysul, Carmarthenshire, SA44 5HX

- For Sale By Modern Auction
- 4 Bedrooms 3 Reception Rooms
- Full of Character - Great Potential
- Garden To The Rear & Opposite
- Electric Heating
- Detached House - Ideal Family Home
- Set within Approx. 3rd Acre Grounds
- Stone Outbuilding & Shed
- Off Road Parking Multiple Vehicles
- EPC Rating: F



Auction Guide £225,000

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

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The Property Ombudsman





















Offered to the market for the first time in 20 years and with the added benefit of **no onward chain**, Coedmore Hall is a charming and characterful residence believed to date back to the 1920s. Conveniently situated within easy reach of the historic village of Drefach Felindre and its local amenities, this substantial home is brimming with character and potential. Offering generously proportioned and versatile accommodation, the property comprises four bedrooms and three reception rooms, set within approx 3rd of an acre grounds with ample off-road parking and a range of useful outbuildings. An exciting opportunity for purchasers seeking a character home with scope to make it their own!

The property is full of character and charm, with well-proportioned accommodation arranged across the ground floor. Upon entering, you are welcomed by an entrance hallway featuring attractive patterned tiled flooring, providing access to the principal reception rooms. To the left is the living room, featuring dual-aspect windows, quarry tiled flooring and an attractive feature fireplace. Opposite is a further reception room, also benefiting from a feature fireplace, creating a versatile additional living or entertaining space.

The dining room offers a generous space for family dining and entertaining, with continuation of the characterful quarry tiled flooring. The kitchen is fitted with a matching range of wall and base units, with a window overlooking the rear garden. Completing the ground floor accommodation is a bathroom, fitted with a separate bath and shower, together with a rear porch providing access to the outside of the property. The wooden staircase rises to the first floor where there is a landing with four double bedrooms, and a shower room, with a WC, wash hand basin and walk in shower.

Externally, the property benefits from ample off-road parking to the side, providing space for several vehicles. The rear garden is predominantly laid to lawn, with designated growing areas, a useful timber shed and a charming stone outbuilding, understood to have formerly served as a woollen mill worker's cottage. This characterful building offers exciting potential for a variety of uses, including conversion into a self-contained annexe or holiday let, subject to the necessary planning consents.

Additional outbuildings include timber stables and a mobile unit, both providing useful storage, whilst a second driveway entrance offers further flexibility and convenience.

The property also benefits from an additional parcel of land situated opposite, predominantly planted with mature laurels. Now largely reclaimed by nature, this intriguing area presents a wonderful opportunity to uncover its hidden potential and restore it to its former glory, creating a truly special outdoor space.

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.

Auctioneers Comments:

For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



DIRECTIONS

From Newcastle Emlyn take the A484 towards Carmarthen. In Pentrecagal, turn right for Drefach Felindre. Proceed for about 2.8 Miles through the villages of Felindre and Drefach Felindre until you reach Cwmpengraig, you will pass a the red phone box continue along the road after this and the property will be found on your right hand side. Denoted by our for sale board. What three words - ///mashing.suspended.solution

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