

CARDIGAN
BAY
PROPERTIES
EST 2021

Preswylfa, Velindre, Llandysul, SA44 5XG

Offers in the region of £340,000

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- Four-Bedroom Detached Character Home
- Traditional Kitchen/Diner With Exposed Beams
- Bedroom With Additional Mezzanine Space
- Garden Extending Down Towards The River
- Freehold, Oil Central Heating & On-Street Parking
- Two Reception Rooms with Traditional Features
- Original Stonework & Timber Flooring
- Family Bathroom With Freestanding Bath & Shower
- Two Sheds & Useful Outdoor Storage
- EPC Rating: TBC



About The Property

Looking for a characterful four-bedroom home? Situated in the village of Velindre, near Llandysul and Newcastle Emlyn, in West Wales, this characterful four-bedroom detached home offers versatile accommodation arranged over several levels, with plenty of original features, two reception rooms, a traditional kitchen/diner and a garden extending down towards the stream. With exposed stone walls, timber beams, wooden floors and an interesting layout, this is a property with plenty of individuality, combining traditional features with the practicalities of family living.

The main entrance opens into the ground floor, where the accommodation includes two reception rooms and a fourth bedroom. The lounge provides a comfortable space for everyday living, while the separate sitting room offers additional flexibility, whether used as a more formal reception room, family room or somewhere to relax. Having two separate living spaces is particularly useful for families or households needing room for different activities.

Bedroom four is also situated on this level, offering a versatile space that could equally serve as a home office, hobby room or guest bedroom, depending on individual requirements.

Stairs lead down to the lower ground floor, where the kitchen/diner is a real feature of the home. With exposed stonework, exposed ceiling beams, traditional wooden kitchen units and natural timber flooring, this room has a warm, rustic feel. There is plenty of space for a family dining table, making it a practical room for everyday meals and entertaining. The kitchen includes a range-style cooker with a gas hob and electric oven, together with a fridge, dishwasher and other useful appliances. A pantry/storage area provides additional space for household essentials.

Details Continued:
The first floor is home to three further bedrooms, each offering its own character. Bedroom one is a comfortable double room, while bedroom three provides additional accommodation that could suit a child's bedroom, guest room or home office.

Bedroom two is particularly interesting, featuring an exposed stone wall, timber flooring, wooden ceiling beams and a mezzanine level accessed via an open wooden ladder-style staircase. Currently arranged as a bedroom with additional space above, the mezzanine provides useful flexibility for storage or other suitable uses, subject to the restricted headroom. This unusual feature adds another dimension to the accommodation and makes the room stand out.

Also on this floor is a dressing room, and the family bathroom, finished with white-painted timber panelling and natural wooden flooring. It features a freestanding roll-top-style bath with claw feet, a separate shower enclosure, pedestal wash basin and WC. The bathroom has a traditional feel that works well with the character of the property.

Externally:
Outside, the property has a small enclosed frontage with railings and a pedestrian gate, while the rear opens onto a gravelled and paved seating area, providing space for outdoor furniture and family activities.

Beyond the seating area, the garden extends downhill through mature trees, shrubs and established greenery, creating an attractive natural setting. The stream at the bottom of the garden is a particularly special feature, giving the grounds a lovely

sense of connection with the surrounding countryside.

There is also a stone-built utility room within the rear garden, offering useful additional storage along with mains water, electric connection and drainage. A further shed is situated on neighbouring land, with a right of way providing access to it. There is also a separate WC accessible from outside the property.

The property benefits from oil-fired central heating and mains water, electricity and drainage. The range-style cooker, fridge, dishwasher, washing machine and tumble dryer are included in the sale, along with the wooden window blinds. On-street parking is available.

With its combination of character features, flexible accommodation and garden reaching towards the river, this is a beautiful family home with plenty to offer. Viewing is recommended to appreciate the layout, original details and outdoor space.

INFORMATION ABOUT THE AREA:
Preswylfa is situated in Velindre, in the heart of the Carmarthenshire countryside, close to the Teifi Valley. The village and surrounding Drefach Felindre community offer local amenities, including a primary school, shops, post office and a public house. The area also has a fascinating connection with the Welsh woollen industry, with the National Wool Museum nearby. There is a regular bus route between Carmarthen and Cardigan stopping in the village.

The market town of Newcastle Emlyn is approximately four miles away, offering a good selection of independent shops, cafés, restaurants and everyday services. Llandysul is also within easy reach, while the wider West Wales coastline, including the beaches and coastal villages of Cardigan Bay, can be explored by car.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Lounge
14'10" x 17'9"

Sitting Room
14'5" x 14'0"

Kitchen/Diner
14'5" x 14'0"

Hallway/Pantry
3'11" x 6'2"

Bedroom 4
14'8" x 10'10"

Landing
4'5" x 5'11"

Dressing Room
5'3" x 5'11"

Bedroom 1
14'8" x 10'10"

Bedroom 2
14'11" x 11'7"

Mezzanine
12'1" x 17'6"

Bedroom 3
9'3" x 10'6"

Landing (towards Bathroom)
3'11" x 2'11"

Bathroom
4'11" x 13'3" max

Shed
9'8" x 10'2"

IMPORTANT MATERIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: On-Street Parking.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage









ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil
BROADBAND: Connected - TYPE - FTTP - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS/COVENANTS: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of. / details...
FLOOD RISK: Rivers/Sea - Low - Surface Water: N/A The owner has informed us the river when very full has come up towards bottom of the garden, but has never flooded the garden itself or the house.
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
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OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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DIRECTIONS:

From Newcastle Emlyn town centre, take the A484 towards Carmarthen. Continue along this road before turning left onto the B4334, signposted for Drefach Felindre. Follow the road into Drefach Felindre and continue towards Velindre. Once in Velindre, proceed straight through the village, where Preswylfa can be found towards the far end, being the last house in the row on the right-hand side. The property can also be located using the What3Words reference: ///gems.swaps.asked









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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