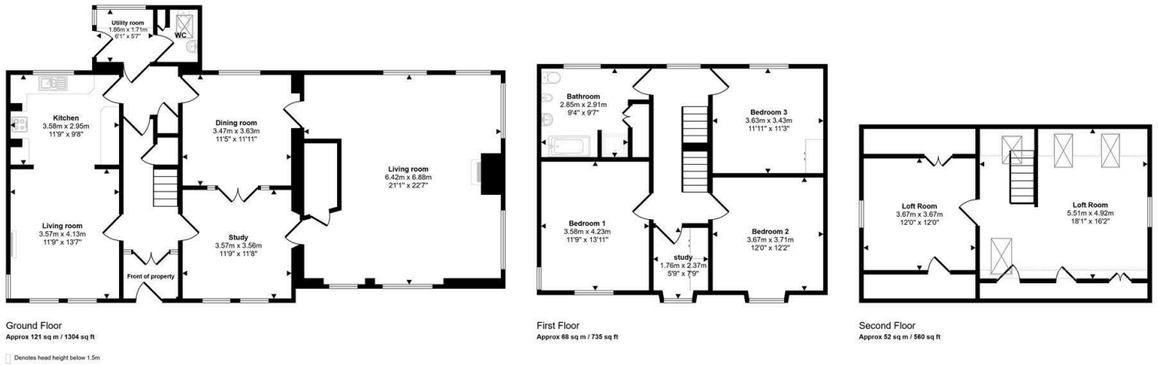
Approx Gross Internal Area
241 sq m / 2598 sq ft



Ground Floor
Approx 121 sq m / 1304 sq ft

First Floor
Approx 68 sq m / 735 sq ft

Second Floor
Approx 52 sq m / 560 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.

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.

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

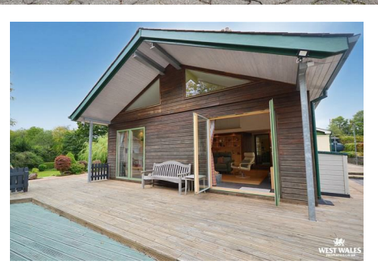
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

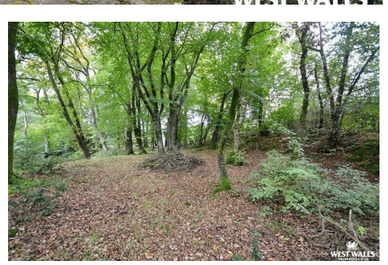
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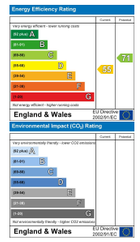






Maes y Coed Pentre-Cwrt, Llandysul, Carmarthenshire, SA44 5DA

- Detached House with Modern Extension
- Full of Character & Charm
- Four Reception Rooms
- Variety of Outbuildings
- Oil Central Heating
- Beautifully Presented
- Three Double Bedrooms
- 0.89 Acre of Grounds with Pond
- Ample Off-Road Parking
- EPC Rating: D



Offers Over £550,000

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

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The Property Ombudsman

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

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About the property...

This beautifully presented character property has been extensively refurbished by the current owners, thoughtfully blending traditional period features with modern comfort. Original elements — including sash windows, internal doors, staircase etc. have been carefully preserved. A contemporary oak-clad extension lounge has been seamlessly added. Set within approximately 0.89 acres of mature and beautifully landscaped grounds which includes a woodland area and pond, and with generous frontage. There are several outbuildings including an oak-clad green oak barn having a natural slate roof.

This property offers a unique combination of charm, space, and versatility — an exceptional home both inside and out.

Situated approximately 15 miles north of Carmarthen, 2 miles from Llandysul, and 6.5 miles from the vibrant market town of Newcastle Emlyn, the property enjoys easy access to a range of shops, amenities, and schools. It is approximately 18 miles from the Ceredigion coast.

The property features high ceilings, picture rails, and decorative coving, all adding to its timeless charm. Upon entering, you are welcomed into a vestibule with original encaustic floor tiles, leading through double doors into the main hallway and staircase with understairs cupboards. To the left, the living room boasts a feature fireplace with a gas fire, with windows onto the garden, and an opening into the kitchen creates a sociable flow between the spaces. The kitchen itself is fitted with bespoke handmade units and has parquet flooring.

On the right-hand side of the house, the study and dining room are linked by glazed double doors. The study overlooks the garden, and is an ideal space for working from home. The dining room features a gas-fire creating a cosy atmosphere for entertaining. Glazed doors connect both rooms through to the new lounge.

A rear porch/utility room with adjacent W.C offers additional storage and workspace, and leads to the rear of the property.

The vendors have added a stunning lounge extension, beautifully finished with laminated oak flooring with a Welsh slate border, and underfloor heating, a vaulted ceiling, and elegant alcove displays—ideal for showcasing artwork or sculptures. Doors and windows are high quality composite timber and aluminium. There is a sophisticated and programable lighting system which allows for multiple “scene setting”. Towards the rear of the lounge, bespoke storage cupboards have been seamlessly integrated with a display unit, and discreet doors for a clean and uncluttered look. A feature wall houses an inset wood burner with a Welsh slate hearth, creating a warm and inviting focal point.

The staircase leads to the first floor, which comprises three bedrooms. Bedroom One at the rear of the property enjoys countryside views. It features built-in wardrobes and a fitted desk. Bedrooms Two and Three are situated to the front, and both include built-in wardrobes and a view of the front garden. A separate storage room offers additional built-in wardrobes, shelving, and a desk area—ideal for use as a small study or organised storage space. The family bathroom on this level includes both a bath and a separate generous shower, an airing cupboard, and also benefits from lovely views over the surrounding countryside. A further staircase leads to the attic rooms, which feature Velux windows and useful eaves storage. This area provides an excellent space for a home office, studio, or additional accommodation.

Externally, the property is approached through a gated entrance leading onto a brick-paved driveway, which leads onto extensive bricked paved areas and ample parking. There is also a side lane entrance. Attached to the house is a garage-sized room currently used as a utility room and storeroom, fitted with units and offering excellent potential to be converted into a home gym or office.

At the rear, a paved patio area provides a pleasant outdoor space, accompanied by a useful garden shed.

From the extension, a decked terrace leads to a patio area, creating a seamless connection between the indoor and outdoor living spaces. The front garden is mainly laid to lawn, bordered by mature shrubs and ornamental trees that enhance the property’s appeal. Beyond, there is a charming woodland area with a pond, and a practical wood store — perfect for nature enthusiasts.

Viewing is highly recommended to fully appreciate the countless details this exceptional property has to offer. Every element has been thoughtfully curated to enhance its timeless charm, resulting in a home that exudes warmth, character, and a sense of tranquil retreat.





DIRECTIONS

From Carmarthen take the A484 northwards signposted Cardigan and Newcastle Emlyn for approx. 13 miles, and take the right hand fork onto the A486 towards Llandysul and New Quay. Continue for approx. 1 mile to reach the village of Pentrecwrt, and turn right onto a minor road signposted Derw Mills. Continue for approx. half a mile and once over the stone bridge, the property will be directly in front.

From Cardigan take the A484 towards and through Newcastle Emlyn, and approx. 4 miles beyond Newcastle Emlyn turn left onto the B4335, and continue for approx. 2 miles to reach the village of Pentrecwrt. At the Give way Junction, directly cross the road onto a minor road signposted Derw Mills. Continue for approx. half a mile and once over the bridge the house is directly in front.

What three words - ///wolves.officer.month

GENERAL INFORMATION

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 County Council

ref:LW/AMS/10/25/OK

FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

LOCATION

The nearby town of Newcastle Emlyn is approximately 6.5 miles away. It 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, swimming pool, leisure center, several public houses 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 etc.

