

CARDIGAN
BAY
PROPERTIES
EST 2021

Ceridian, Drefach Felindre, Llandysul, SA44 5UY

Offers in the region of £350,000

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- Adaptable 3/4-bedroom layout with potential for an annexe off bedroom 4
- Kitchen with dining space and range of fitted units
- Two first-floor bedrooms, plus a third flexible reception/bedroom
- Integral double garage with internal access and workspace
- Two driveways providing separate access points
- Spacious lounge with dual-aspect windows and countryside views
- Separate utility room with storage and appliance space
- Ground floor bedroom with ensuite (annex potential) and patio access
- Multiple patio areas and tiered gardens with balustrades and mature woodland all set within 0.79 acres
- EPC rating : C



About The Property

This spacious modern 3/4-bedroom property, with 0.79 acres of grounds including a woodland on the edge of a village offers flexible accommodation across two floors, with the potential for an annexe or income-generating space. A spacious lounge, multiple patio areas, and a double garage make this a practical and comfortable home.

This individually designed home makes the most of its elevated position, offering countryside views and adaptable living spaces. The main entrance is on the first floor, leading directly into the kitchen. Fitted with a range of wall and base units, a double sink, and a gas oven with a hob, this is a functional space with room for a dining table at its heart. A door leads to the lounge, while an inner hallway connects to other areas of the home.

The lounge is a bright and well-proportioned room with dual-aspect windows that take in the surroundings. An Efel oil-burning stove (currently disconnected but replaced with the oil central heating boiler) provides a character feature. A further door leads to an additional reception room, which could serve as either a fourth bedroom or a second sitting room, offering views down the valley. Off the inner hallway, there are two further bedrooms. The main bedroom is spacious, while the second bedroom is smaller but still well-sized. The family bathroom is fitted with a bath and shower over, WC, and sink. Double patio doors with stained-glass detailing open from the hallway onto a side patio area. A separate utility room provides space and plumbing for a washing machine, along with additional base units for storage.

Continued :
A staircase leads down to the ground floor, where another adaptable living space is found and has a Stannah stair lift attached. This room could serve as a third bedroom, an additional lounge, or even a self-contained annexe with some modifications. Double patio doors, also featuring stained-glass detailing, open to the outside. An ensuite shower room with WC and sink completes this flexible space. Off the hallway, a door leads to the integral double garage, which features an up-and-over door, a base unit with a sink and drainer, and a side door opening to an additional garden and driveway area.

Externally :
The property is accessed via two separate driveways—one leading to the main entrance and the other to the garage and lower level. The gardens are varied, with lawned sections featuring cast-iron balustrades, a paved patio area adjoining the ground-floor bedroom, and an enclosed patio area at the rear with stone wall borders and mature shrubs. A gated

side entrance provides access to another patio area with further balustrades, ideal for taking in the views. A further gated driveway leads to a higher garden level, which is mostly grass with mature woodland and a storage container for additional storage space, .

This home provides a versatile layout, with practical outdoor spaces and the potential to adapt areas to suit different needs all set within 0.79 of an acre. Whether looking for multi-generational living, additional rental income, or simply a home with countryside views, this property has plenty to offer.

Kitchen
11'11" x 11'6"

Landing/Hallway
43'3" x 9'10"

Lounge
17'7" x 17'2"

Bedroom 4 / Reception room
16'10" x 14'7"

Utility Room
8'7" x 8'2"

Bathroom
8'1" x 7'9"

Bedroom 1
17'8" x 12'7"
Two windows to side.

Bedroom 2
14'1" x 6'7"

Ground Floor Hallway

Bedroom 3
23'11" x 16'10"

En-suite
8'10" x 5'8"

Double Garage
17'8" x 17'2"

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

COUNCIL TAX BAND: F - Carmarthenshire County Council
TENURE: FREEHOLD /
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating, Oil burner in lounge disconnected
BROADBAND: Not Connected - 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 none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

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.

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.

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.

VIEWINGS: By appointment only. Sloping driveway up-to the front door, elevated garden to the rear as well.

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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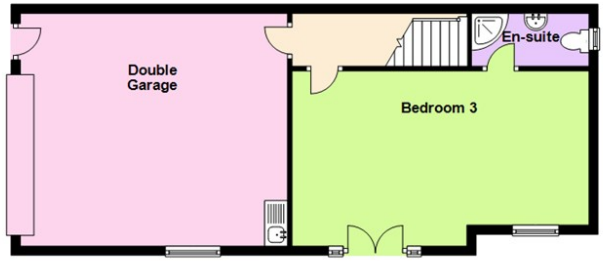
DIRECTIONS:

From Newcastle Emlyn drive along the A484 heading to Carmarthen. At the village of Pentrecagal turn right (almost straight on) heading for Drefach Felindre. In the village of Drefach Felindre turn left (going back on yourself) and drive past the village shop (left), chip shop (right) and carry on until a small left bend in the road. Turn right here going up a hill for a few hundred yards until you reach a cemetery on your left, turn right opposite this, carry on and the property is on the left, denoted by our for sale board





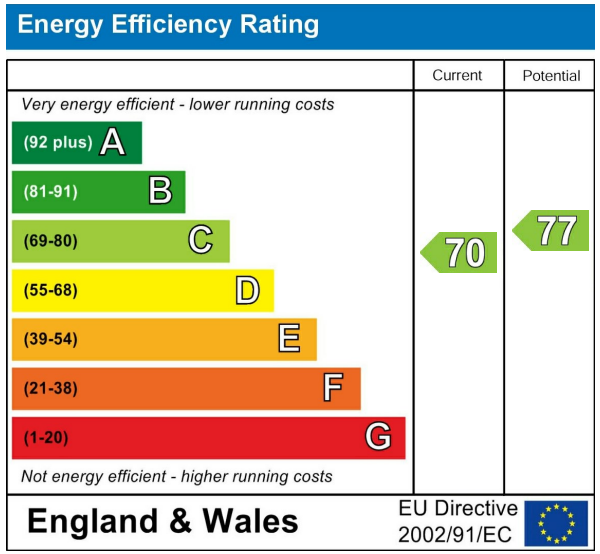
Ground Floor



First Floor







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

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